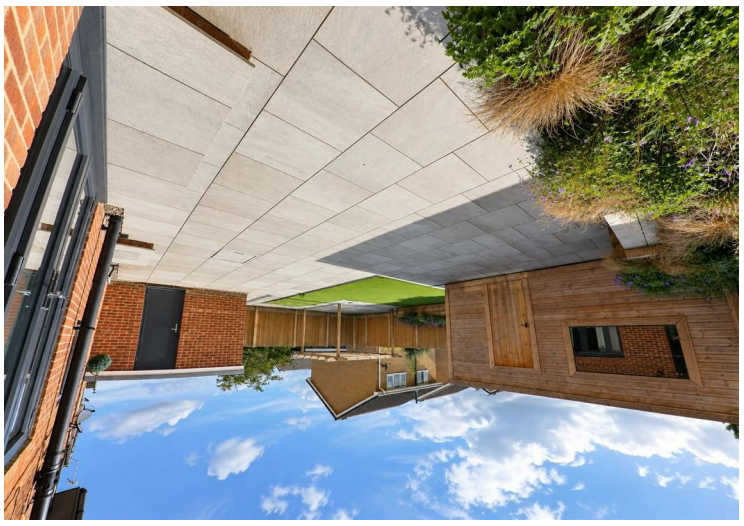




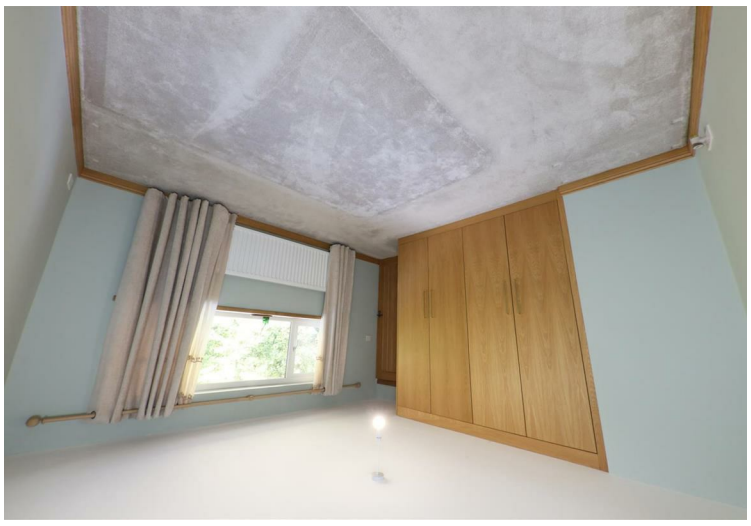


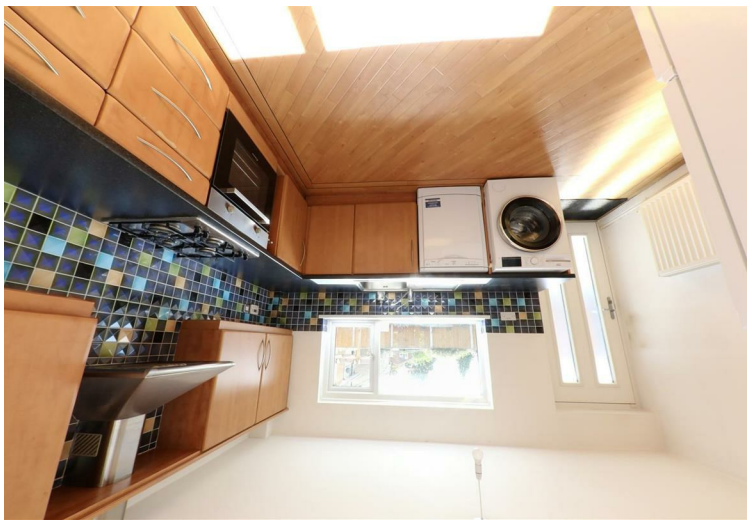

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horton knights

of doncaster



Brecks Lane, Kirk Sandall, Doncaster, DN3 1QE

Asking Price £260,000

A SPACIOUS FAMILY DETACHED HOME WITH FOUR DOUBLE BEDROOMS / KITCHEN / LOUNGE / SEPARATE DINING ROOM /GROUND FLOOR WC FOUR DOUBLE BEDROOMS / HOUSE BATHROOM / ENCLOSED REAR GARDEN / DRIVEWAY WITH AMPLE PARKING / ATTACHED GARAGE / OVERLOOKS WOODLAND TO THE FRONT / VIEWING A MUST //

ACCOMMODATION
A deep canopy gives shelter to a composite type double glazed entrance door which is anthracite on the exterior and white on the interior. This leads into a property's entrance hall.

ENTRANCE HALL
This has a tiled floor covering, a staircase to the first floor with a pine spindled banister rail. There is a built-in understairs storage cupboard, a central heating radiator and an oak door which can be found throughout the remainder of the property to the ground floor WC.

GROUND FLOOR WC
Fitted with a modern, two-piece white suite that comprises of a low flush WC and a wash hand basin. There is a towel rail/ radiator, a PVC double glazed window and a ceiling light.

LOUNGE
21'4" x 12'4 (6.50m x 3.76m)
An attractive dual aspect room. It has a broad PVC double glazed window at the front and further PVC double glazed double opening doors which open out onto the property's rear garden. There is a tiled hearth with an electric fire inset, two central heating radiators, coving to the ceiling and two central ceiling lights.

DINING ROOM/OFFICE
This is a good size second reception room which could be used as an office. It has a PVC double glazed window at the front, a double panel central heating radiator, modern laminate flooring and inset spot lighting to the ceiling.

KITCHEN
This is fitted with a range of base and wall units with a work surface over. There is a four ring gas hob with an extractor hood above. There is an integrated oven, a single drain stainless steel sink unit, dishwasher, washing machine and fridge are all included in the sale price. There is LVT style flooring, a PVC double glazed window, a composite type, double glazed exterior door and a double panel central heating radiator.

FIRST FLOOR LANDING
A long landing, with a window to the far end which gives an attractive outlook over woodland to the front. There is a double panel centra heating radiator, inset spotlighting to the ceiling and a drop-down ladder which gives access into loft space. There is a deep built-in cupboard which houses a gas-fired combination type boiler which supplies the domestic water and central heating systems. Age of boiler 2016.

BEDROOM 1
12'6" max x 12'6" max (3.81m max x 3.81m max)
A lovely double bedroom. It has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a range of fitted wardrobes, concealing hanging rails and storage.

BEDROOM 2
10'8" x 10'6" (3.25m x 3.20m)
A good size second double bedroom. It has a PVC double glazed window to the front with an attractive woodland outlook, a central heating radiator and a central ceiling light.

BEDROOM 3
12'1" max x 8'6" max (3.68m max x 2.59m max)
This has a PVC double glazed window with an outlook into the rear garden, a central heating radiator and a central ceiling light.

BEDROOM 4
10'7" max x 10'5" max (3.23m max x 3.18m max)
A comfortable fourth bedroom. It has a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

HOUSE BATHROOM
This has a white suite comprising of a panelled bath, wash hand basin and a low flush WC. There is an electric shower, tiling to four walls, vinyl flooring, a PVC double glazed window and a central heating radiator concealed behind a grille and vinyl flooring.

OUTSIDE
To the front of the property there is a broad garden. This has a drop curb which gives access onto a large tarmac area which provides car parking certainly for two to three vehicles. There is a further additional hard landscaped area which can provide overspill car parking if required and a grass boundary. Gated access gives access to the side of the garage into the rear garden. So, if you got a garage, a particularly large garage measuring over 34 feet long, it would be perfect for anybody with hobbies etc.

REAR GARDEN
The rear garden itself is all beautifully enclosed with concrete posts and timber fencing to the perimeters. There is a timber frame pergola, a porcelain tiled patio and sitting area which extends across the rear elevation and leads to a large timber framed workshop and store which has power and light laid on. There is an artificial lawn, raised sleeper borders stocked with a variety of shrubs and plants.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC triple glazing to the front and double glazing to the rear, (TBC). Age of units 2021 (TBC)

So the property is fitted with pvc triple glazing to the front and double glazing to the rear to be confirmed. Age of windows. 2021 to be confirmed.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2019.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

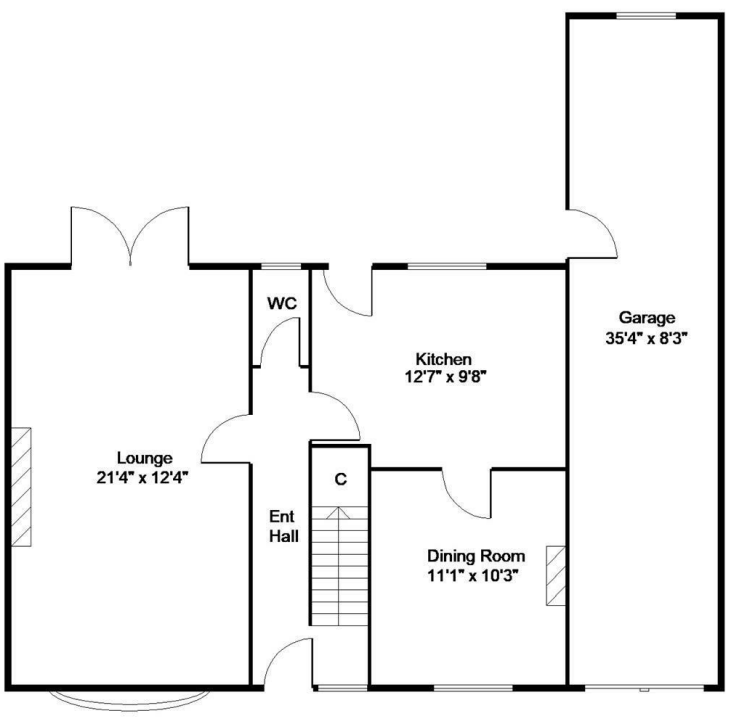
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

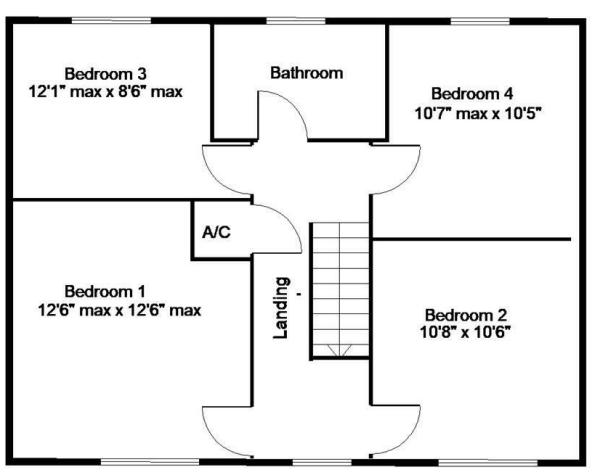
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor

