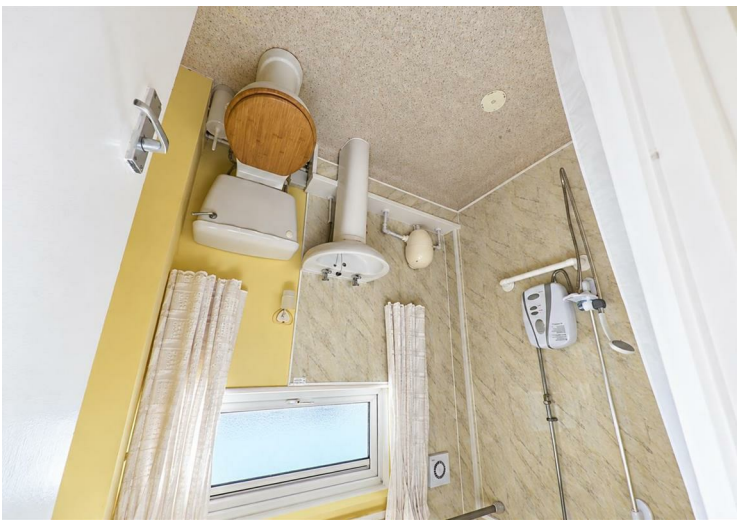
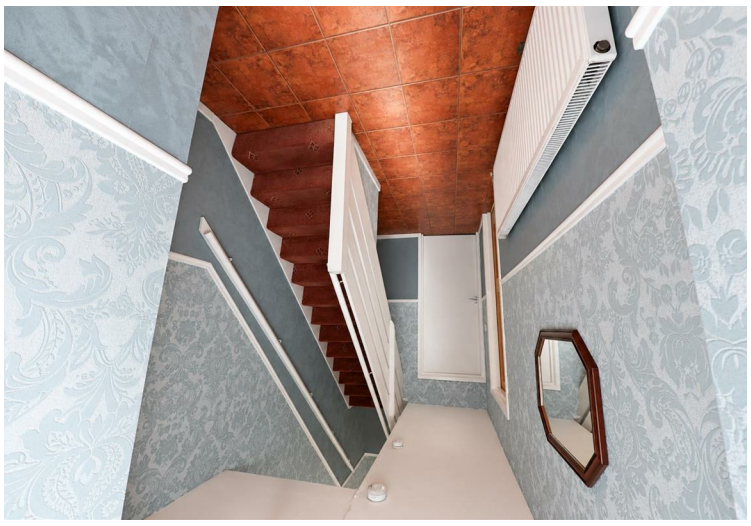







horton knights of doncaster

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Leverstock Green, Dunscroft, Doncaster, DN7 4BJ
Offers Over £125,000

3 BEDROOM END TERRACED HOUSE / EXTRA WIDE PLOT / PVC DOUBLE GLAZING / GAS CENTRAL HEATING VIA A COMBI BOILER / ADDITIONAL GROUND FLOOR WC / SPACIOUS OPEN PLAN DINING KITCHEN / 3 GOOD SIZED BEDROOMS / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

One to view! This lovely 3 bedroom end terraced house is offered with no upward chain and therefore early viewing is recommended. A family home for many years it offers spacious, well proportioned living. It has a gas central heating system, PVC double glazing and briefly comprises: Entrance hall with a ground floor wc off, spacious front facing square shaped lounge, open plan dining kitchen with a large pantry and store. First floor landing, 3 good sized bedrooms and a and shower room (originally a bathroom). Outside the property has a wider than average end plot, creating a much better sized garden and with space for a side drive. Great location with access to amenities, shops, schools etc, and access to the M180/ M180 and A1 motorway networks. PRICED TO SELL.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, a central heating radiator, tiled flooring throughout, ceiling light, and a door to a deep built-in storage cupboard, on the opposite side there is a door to a ground floor WC.

GROUND FLOOR WC
This is fitted with a two-piece white suite comprising of a low flush WC, wash hand basin, a PVC double glazed window and a central ceiling light. An oak glass door gives access into a front-facing lounge.

LOUNGE
12'8" x 12'7" (3.86m x 3.84m)
An attractive and good-sized square-shaped room. It has a PVC double glazed window to the front, double panel central heating radiator, coving, central ceiling light and fitted wall lights.

OPEN PLAN DINING KITCHEN
16'3" x 10'6" (4.95m x 3.20m)
A good size, fitted with a range of modern high and low level units, finished with an oak coloured cabinet door and a contrasting work surface. There is a single-drainer stainless steel sink unit with a mixer tap, a recess suitable for an electric cooker. There is plumbing for an automatic washing machine, central heating radiator, tiled flooring, a deep pantry-style cupboard with shelving and a further tall storage cupboard.

FIRST FLOOR LANDING
There is an access point into the loft space. A built-in cupboard with shelving and doors to the bedrooms and bathroom.

BEDROOM 1
12'9" max x 12'8" max (3.89m max x 3.86m max)
A lovely double bedroom. It has a broad PVC double glazed window to the front, central heating radiator, central ceiling light and a deep built-in cupboard which houses a gas-fired combination type boiler which supplies the domestic water and the central heating systems.

BEDROOM 2
12'9" max x 10'6" max (3.89m max x 3.20m max)
A good sized second double bedroom. It has a PVC double glazed window with an outlook into the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3
7'10" x 6'6" (2.39m x 1.98m)
This has a PVC double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

SHOWER ROOM
This has been remodeled to create a more accessible and usable space, it has a waterproof floor with an independent electric shower, pedestal wash hand basin and a low flush WC. There is modern waterproof walling within the shower area, a PVC double glazed window, extractor fan, ceiling light and a tall contemporary-style towel rail/radiator.

OUTSIDE
The property enjoys larger than average gardens with a wider side garden. It is mainly lawned with a pedestrian gate giving access to the front.

REAR GARDEN
Again, all enclosed and a particularly a good size. It has concrete posts and timber fencing to the perimeters. It is mainly lawned with shaped flower beds and borders stocked with native shrubs and plants, including several ornamental trees and a grapevine.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

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

COUNCIL TAX - Band A.

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

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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