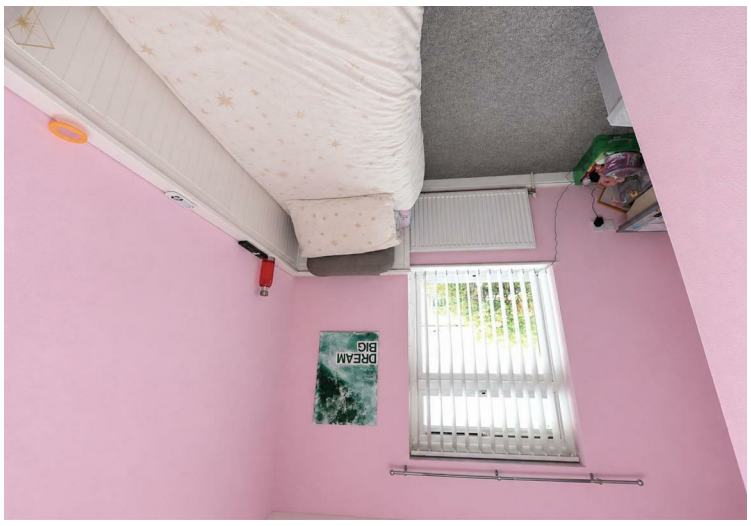










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Linden Grove, Edlington, Doncaster, DN12 1NB
Guide Price £135,000 - £140,000

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THREE BEDROOMED SEMI-DETACHED HOUSE / RECENTLY INSTALLED KITCHEN WITH INTEGRATED APPLIANCES / LARGE CORNER GARDENS / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / POPULAR RESIDENTIAL CUL-DE-SAC / EARLY VIEWING RECOMMENDED //

Located on this small cul-de-sac, at the top end of Edlington, good sized 3 bedroom semi-detached house. The property benefits from a gorgeous recently installed kitchen which includes integrated appliances. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious square-shaped lounge, modern dining kitchen and a separate utility/rear porch. First floor landing, 3 bedrooms and a white bathroom with shower. Outside the property stands on large corner gardens to the rear. Well placed with access to amenities within Edlington including a good variety of local shops, schools etc plus access to the A1 and motorway networks.

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

ENTRANCE HALL
This has a staircase to the first floor accommodation, a modern laminate flooring, ceiling light, feature panelling and coat rail. A PVC double glazed window and a central heating radiator.

LOUNGE
12'9" max x 12'0" max (3.89m max x 3.66m max)
An attractive front-facing reception room. It has a broad PVC double glazed window to the front, a central heating radiator, coving, ceiling light and a feature fireplace with electric fire inset.

DINING KITCHEN
18'8" max x 10'3" max (5.69m max x 3.12m max)
Recently upgraded and smartly presented with a range of modern high and low level units, finished with a timber effect work surface and black contrasting appliances. There is a five ring gas and glass hob with a glass splash back and a broad extractor hood above, an integrated double oven, composite style sink with contemporary mixer tap and additional appliances to include a dishwasher, washing machine and a fridge. The work surface extends to provide a breakfast bar. There is a PVC double glazed window with an outlook to the rear, modern laminate flooring, a central heating radiator, deep built-in understairs storage cupboard, a further PVC double glazed window to the side and a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems.

UTILITY/LOBBY
This has a composite double glazed door to the side, PVC double glazed window, space for tumble dryer, fridges, freezers etc with a built-in work surface and a wall light.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, an access point into the loft space, a wall mounted air conditioning unit, feature wall panelling and a deep built-in cupboard.

BEDROOM 1
12'6" max x 11'6" max (3.81m max x 3.51m max)
A good sized double bedroom, it has a broad PVC double glazed window to the front, central heating radiator, and a central ceiling light.

BEDROOM 2
11'6" max x 9'9" max (3.51m max x 2.97m max)
A good sized second double bedroom, it has a PVC double glazed window to the rear, a central ceiling light and a central heating radiator.

BEDROOM 3
8'6" x 8'1" max (2.59m x 2.46m max)
This has PVC double glazed window to the front, central heating radiator, central ceiling light and a deep built-in storage cupboard.

HOUSE BATHROOM
Fitted with a white suite that comprises of a panelled bath with a shower over, wash basin and a low flush WC. There are two PVC double glazed windows, vinyl flooring, and a ceiling light.

OUTSIDE
The property stands on a particularly good sized corner plot, there is a pedestrian pathway which leads up to the front door and continues along the side into the rear garden. There is a gated access point to the front which could be opened up to create off-road parking if preferred.

REAR GARDEN
To the rear of the property there is a large corner garden which are mainly lawned, it has fencing and hedging to the perimeters.

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 via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

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.

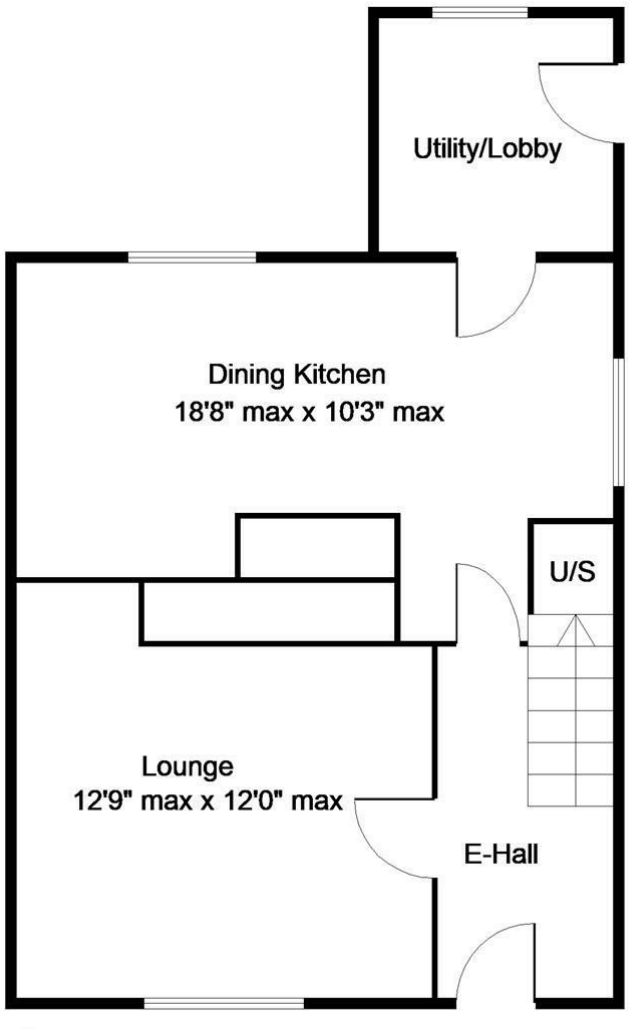
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

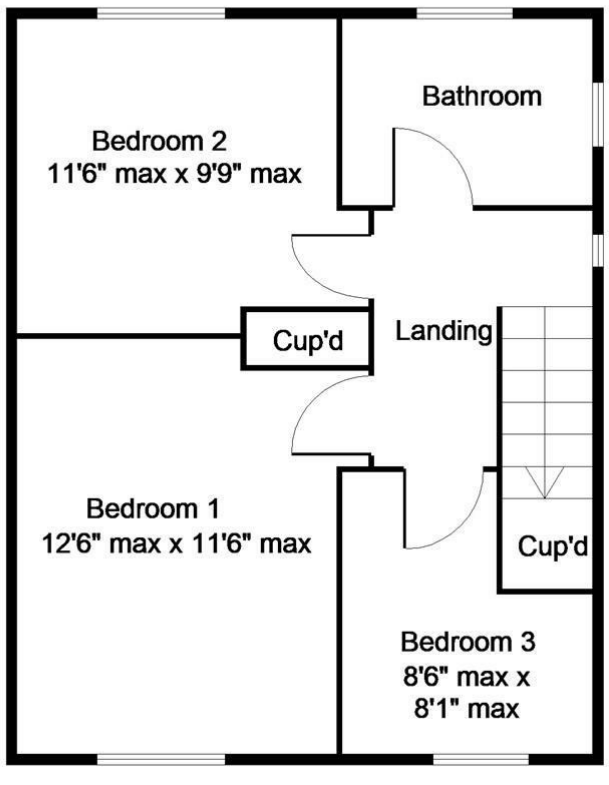
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor



