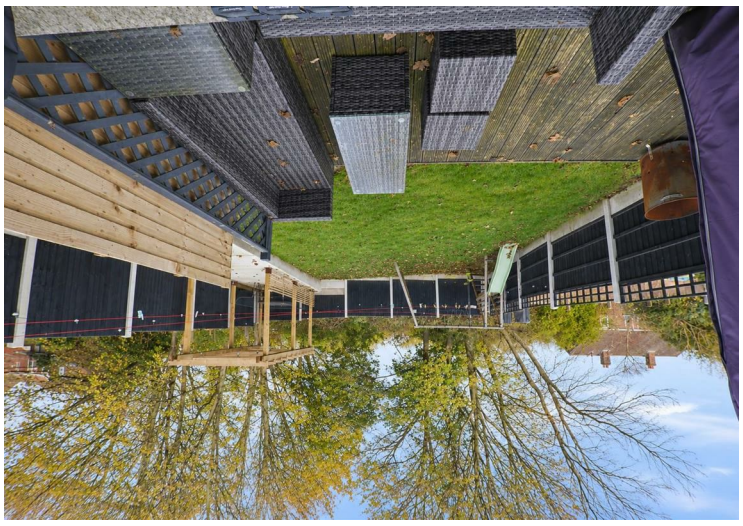
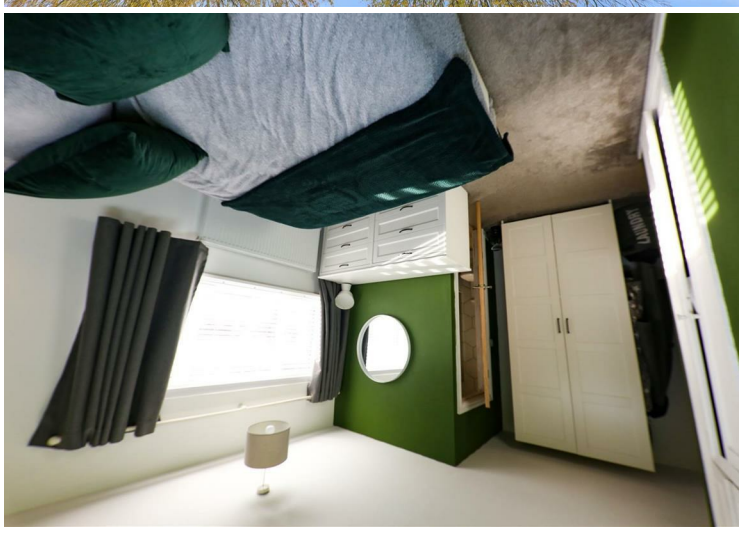
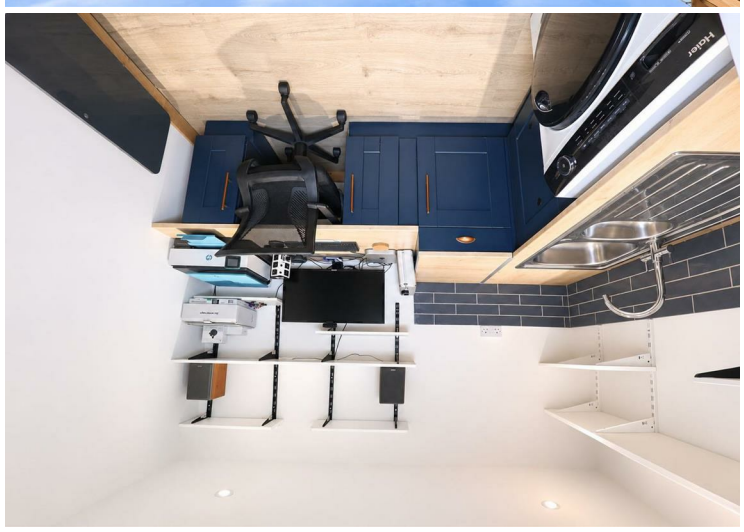
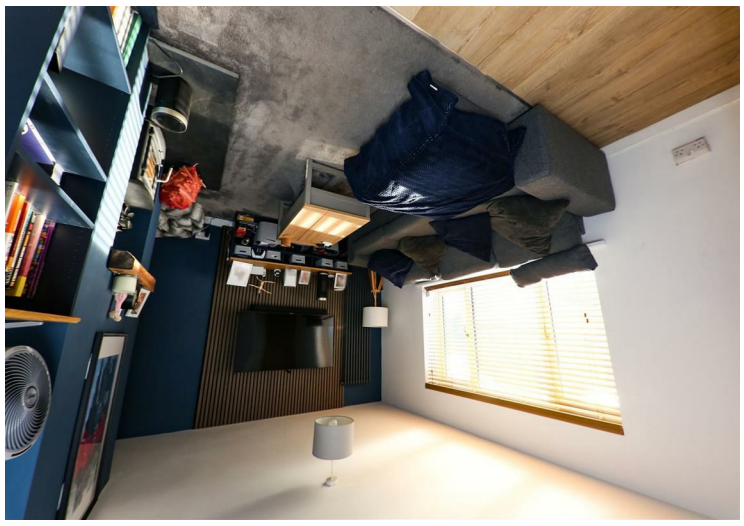



horton knights of doncaster

sales
lettings
and service



Mallin Drive, Edlington, Doncaster, DN12 1HB
Guide Price £155,000 - £165,000

*****GUIDE PRICE £155,000 - £165,000*****

IMMACULATE UPGRADED TWO BEDROOM SEMI DETACHED HOUSE / UPGRADED & FINISHED WITH A VERY CONTEMPORARY LOOK / GCH & UPVC / LOG BURNER / SMART MODERN DINING KITCHEN WITH APPLIANCES / UTILITY & GF WC / EN-SUITE BATHROOM / LANDSCAPED GARDENS / TOO MANY EXTRAS TO LIST.. / VIEWING ESSENTIAL //

Located on this attractive and popular roadway, a good-sized, two double bedroom, two bathroom, semi-detached house. The property has a gas radiator central heating system installed, PVC double glazing, and briefly comprises entrance hall with stairs to the first floor, lounge with log burner, beautiful modern fitted dining kitchen with integrated appliances, ground floor WC, separate utility room/office. First floor landing, two double bedrooms, ensuite bathroom to the main bedroom, plus a second house bathroom. Outside are neat landscaped gardens, with entertaining area feature lighting etc. Located at the top end of Edlington with access to local amenities, including schools, shops, supermarkets etc. plus access to the motorway network. DEFINITELY ONE TO VIEW.

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

ENTRANCE HALL
This has a staircase to the first floor accommodation with a brushed steel banister rail and a modern column anthracite radiator. There is a central ceiling light, and oak interior doors (which can be found throughout the remainder of the property) leads through into an attractive front facing lounge.

LOUNGE
14'10" max x 10'9" max (4.52m max x 3.28m max)
This has a broad PVC double glazed window to the front, a feature log burner with a slate stone inset and a timber over mantle. There is an anthracite column radiator, feature panelling to one wall, central ceiling light, part laminate, part carpet flooring, and a glazed door which leads through into a beautiful dining kitchen. This is probably better demonstrated by the internal photographs and videos.

DINING KITCHEN
18'2" max x 10'6" max (5.54m max x 3.20m max)
This is probably better demonstrated by the internal photographs and videos. Fitted with a range of modern high and low level units, finished with an antique copper handle, complimentary oak work surface, and integrated appliances to include a four ring induction hob with an extractor hood above and a tiled splashback. There is an integrated double oven, space for a tall fridge freezer, integrated dishwasher, composite style single drainer sink with a contemporary style mixer tap. There is laminate flooring, inset spotlighting to the ceiling, grey anthracite column radiator, and feature panelling within the breakfast area. There are two PVC double glazed double opening doors which lead out onto a rear decked patio and garden. There is a further PVC double glazed window, and a door to a ground floor WC.

GROUND FLOOR WC
Fitted with a modern white low flush WC, with laminate flooring and an inset spotlight.

REAR LOBBY
A second door from the kitchen gives access into rear lobby, where there are two further PVC double glazed doors to the front and rear elevations and sliding patio door which leads into a utility room/office.

UTILITY/ OFFICE
8'4" x 6'2" (2.54m x 1.88m)
Cleverly designed to maximise space. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, slimline panel heater, inset spotlighting to the ceiling, and a laminate floor covering.

FIRST FLOOR LANDING
There is a PVC double glazed window to the side, and an access point into the loft space via a drop down ladder which is part boarded and perfect for storage.

BEDROOM 1
15'0" max x 9'9" max (4.57m max x 2.97m max)
A beautiful large double bedroom. It has feature panelling to one wall, central heating radiator, broad PVC double glazed window, inbuilt storage cupboard, and a door to an en-suite bathroom.

EN-SUITE BATHROOM
This is fitted with a modern three piece white suite, that comprises of a panelled bath, with a shower over including a glazed shower screen. A wash basin inset to a vanity unit, and a low flush WC. There is modern tiling to the walls, laminate flooring, and a contemporary style towel rail/radiator.

BEDROOM 2
10'6" max x 10'2" max (3.20m max x 3.10m 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, inbuilt cupboard, and a ceiling light.

HOUSE BATHROOM
Fitted with a modern three piece white suite, that comprises of a panelled bath, with a shower over including a rainfall shower head. A wash basin and a low flush WC, inset to bathroom furniture, with a marble effect surface. There are two PVC double glazed windows, a wall mirror, a waterproof ceiling with a central ceiling light, laminate flooring and a contemporary style towel rail/radiator.

OUTSIDE
To the front of the property, there is an attractive landscaped garden, mainly lawned with concrete post and hedging to the perimeters.

REAR GARDEN
To the rear of the property is a good sized enclosed garden, this has been landscaped. It has concrete posts and timber fencing to the perimeters, a concrete patio and sitting area, with a timber framed Arbor, with lighting, decked patio and sitting area. There is external lighting, external power, including courtesy lighting, flood lighting, external water and timber store approx. 8'0" x 7'0" .

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. 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.

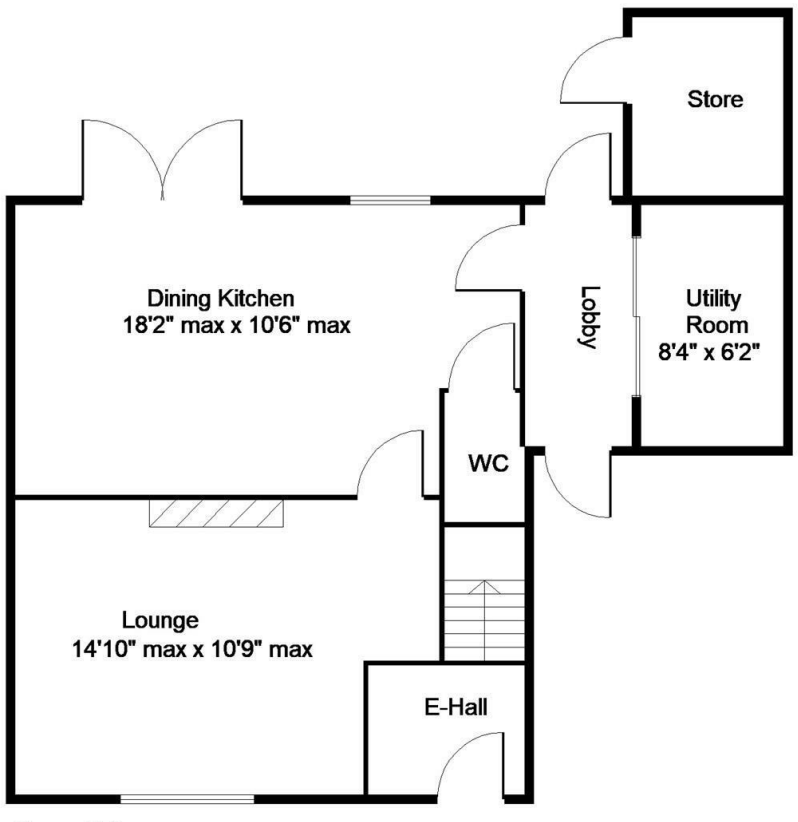
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

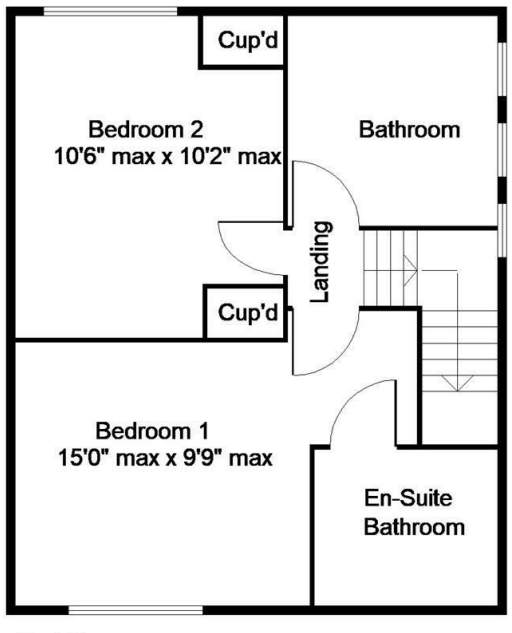
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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

