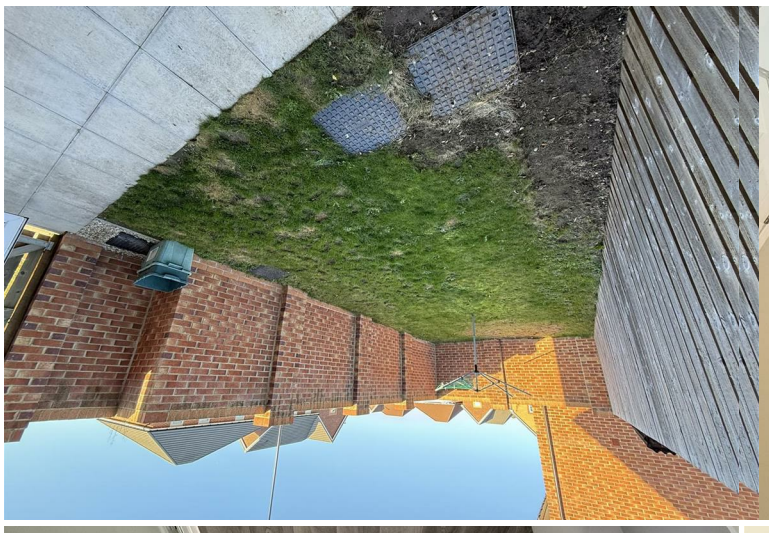
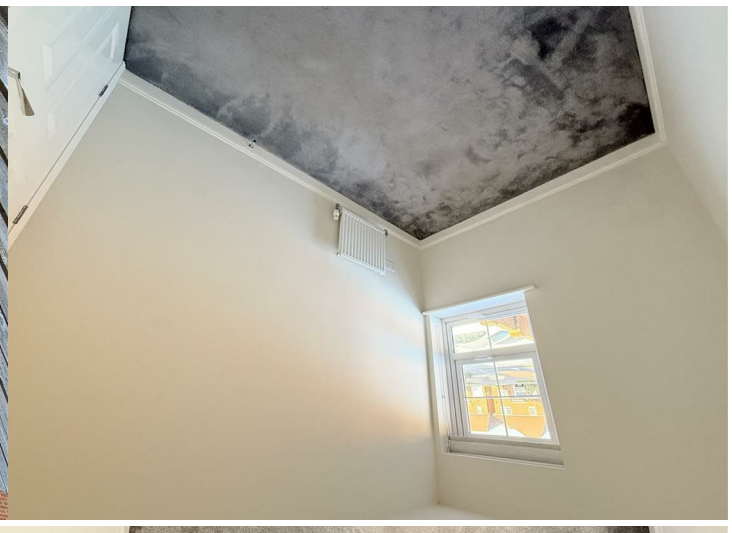










horton knights of doncaster

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**Deering Close, Wheatley, Doncaster, South Yorkshire, DN2 4EQ**

**Guide Price £225,000 - £230,000**

**GUIDE PRICE £225,000 - £230,000**

**NEARLY NEW DETACHED PROPERTY / THREE GOOD SIZE BEDROOMS / EN- SUITE / DOWNSTAIRS W/C / OPEN PLAN KITCHEN DINER / ALLOCATED PARKING / QUIET AREA OF THE ESTATE //**

This lovely home is tucked away on a quiet road on the edge of this popular development. There is ample parking available with this three bedroom property along with an enclosed rear garden. The main bedroom enjoys en-suite facilities and there is also a modern family bathroom. There is a useful downstairs WC along with a lounge and kitchen/diner which has a range of integral appliances and storage. It is offered with no onward chain and is in 'move into' condition. Early viewing is recommended.

**ACCOMMODATION**

**ENTRANCE HALL**
With stairs leading to the first floor and doors leading to Lounge, Dining kitchen and Downstairs w/c

**DOWNSTAIRS W/C**
Consisting of a wash hand basin sink and low level w.c

**LOUNGE**
**15'5 x 10'7 (4.70m x 3.23m)**
Window to front and side aspect.

**KITCHEN DINER**
**15'8 x 8'7 (4.78m x 2.62m)**
A wide range of wall and base units with integral appliances, window to rear, French doors to garden and space for a dining table.

**BEDROOM 1**
**10'8 x 10'5 max (3.25m x 3.18m max)**
A spacious double bedroom with access to en-suite and window to front aspect.

**EN-SUITE**
Window to side aspect, toilet, sink and shower cubicle.

**BEDROOM 2**
**11'10 x 8'8 (3.61m x 2.64m)**
Double bedroom with a pvc double glazed window.

**BEDROOM 3**
**8'7 x 6'5 (2.62m x 1.96m)**
Single bedroom with a pvc double glazed window.

**HOUSE BATHROOM**
**6'11 x 5'7 (2.11m x 1.70m)**
A pvc double glazed window and three piece white suite.

**REAR GARDEN**
Enclosed by fencing and brick wall to the perimeters the garden is mainly laid to lawn.

**OUTSIDE**
To the front of the property there is a lawned area with shrubs inset to the perimeter. With a blocked paved drive creating off street parking.

**AGENTS NOTES:**
TENURE - FREEHOLD - Estate Charge - TBC

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 .....

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.

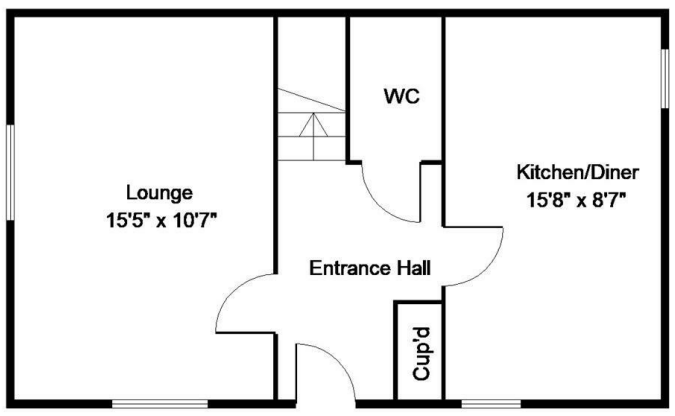
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

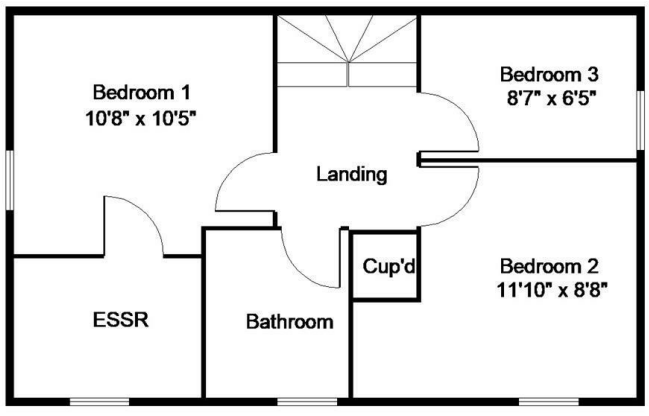
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

