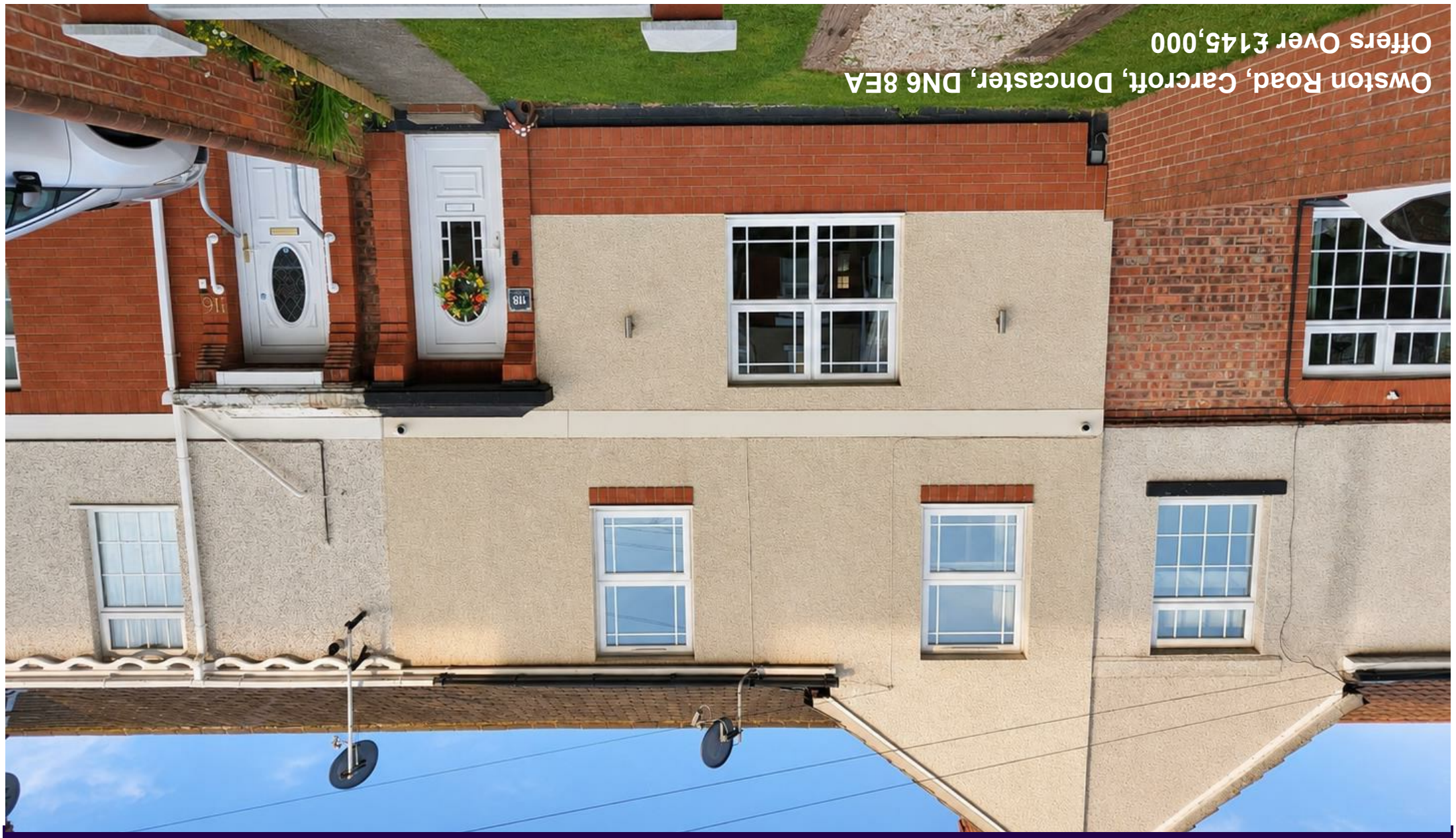


Owston Road, Carcroft, Doncaster, DN6 8EA
Offers Over £145,000

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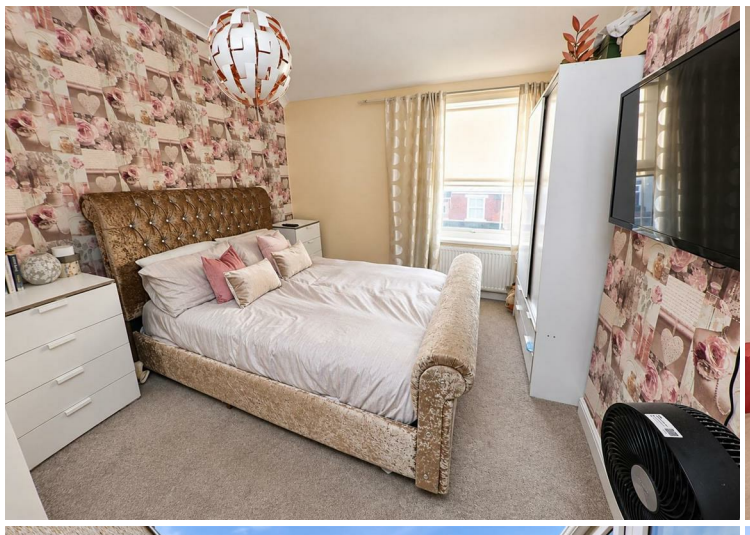
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EARLY VIEWING ESSENTIAL / IMMACULATE 3 BEDROOM HOUSE / UPGRADED KITCHEN WITH INTEGRATED APPLIANCES/ MODERN FOUR PIECE BATHROOM / THREE GOOD SIZED BEDROOMS / LONG REAR GARDEN / FIRST TO VIEW WILL BUY //

An internal inspection highly recommend to fully appreciate all this 3 bedroom house has to offer. It has a modern gas central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, spacious lounge, upgraded breakfast kitchen with integrated appliances, four piece bathroom including a separate shower enclosure. First floor landing and three good sized bedrooms. Outside are attractive well maintained gardens, the rear is a particularly good size. All well placed with access to local amenities within Carcroft including schools shops etc., plus easy access to the motorway network.

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

ENTRANCE HALL
This has a staircase to the first floor accommodation, a double panel central heating radiator, laminate flooring, ceiling light and a white cottage style door which leads through into a large open plan living room.

OPEN PLAN LIVING ROOM
18'0" x 13'11" (5.49m x 4.24m)
This is probably better demonstrated by the floor plan and photographs. It has two PVC double glazed windows to the front and rear elevations, two central heating radiators, a wall-mounted bioethanol contemporary style fireplace, coving, central ceiling light and a door which continues into a beautifully fitted breakfast kitchen.

BREAKFAST KITCHEN
12'10" x 10'9" (3.91m x 3.28m)
Fitted with a range of modern high and low level units finished with a white high gloss cabinet door and a contrasting work surface. Integrated appliances include a four ring gas hob with modern glass splash back, an extractor hood above, an integrated double oven, microwave and an integrated fridge freezer. There are deep cupboards, which will house washing machines/ dishwashers and tumble dryers etc. a single drainer stainless steel sink unit with a contemporary style rinse mixer tap. Modern laminate flooring, a double panel central heating radiator, a PVC double glazed window and a PVC double glazed stable type rear door. Concealed behind a tall larder unit is a wall-mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, feature under cabinet lighting, plinth lighting and a central ceiling light.

GROUND FLOOR BATHROOM
10'2" x 6'8" (3.10m x 2.03m)
All beautifully finished with a modern 4 piece white suite that comprises of a panelled bath, corner shower enclosure, a wash hand basin and a low flush WC. There is tiling to the four walls, modern waterproof walling around the shower enclosure, a central heating radiator, vinyl flooring, PVC double glazed window, extractor fan and an inset spotlight into the ceiling.

FIRST FLOOR LANDING
There is a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, ceiling light and doors to the bedrooms.

BEDROOM 1
11'0" x 8'0" (3.35m x 2.44m)
A large double bedroom. It has a PVC double glazed window to the front, central heating radiator, coving to the ceiling and a central ceiling light.

BEDROOM 2
10'7" max x 10'3" max (3.23m max x 3.12m max)
A good-sized and cleverly designed bedroom which incorporates a cabin style bed with storage, modern laminate flooring, a central heating radiator, PVC double glazed window and a ceiling light.

BEDROOM 3
11'0" x 9'3" (3.35m x 2.82m)
A comfortable sized third double bedroom. It has a PVC double glazed window to the rear, a central heating radiator and a ceiling light.

OUTSIDE
to the front there is a neat well tended garden.

REAR GARDEN
To the rear there is a courtyard style garden which opens into a larger lawned with concrete post and timber fencing to the perimeters. There are several timber sheds and space for seating areas, etc. It should be noted across the rear elevation; there is a lane that serves four of the neighbouring properties.

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 10000 mbps and upload speeds of up to 10000 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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