



## 21 Kingsmede Moorends DN8 4SN

Offers Over £260,000

**FREEHOLD**

**VIEWING ESSENTIAL.** Generous sized FOUR bedroom, TWO bathroom DETACHED house. Large frontage with long driveway. Spacious Lounge, Dining room, Conservatory, Modern kitchen/diner, Utility and Study. Small quiet residential estate perfect for families. Immaculate throughout.





- FOUR BEDROOM DETACHED HOUSE • Entrance hall, Spacious Lounge • Dining room, Conservatory • Fitted kitchen/diner

## OPEN PORCH

## ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Radiator. Useful understairs storage cupboard.

## LOUNGE

14'6" x 13'10" plus bay.

Front facing UPVC double glazed walk-in bay window. Wall mounted electric fire with timber mantel above. Radiator. Open access into the dining room.

## DINING ROOM

10'9" x 8'9"

Rear facing UPVC double glazed french doors leading into the conservatory and door into the kitchen/diner. Radiator.

## CONSERVATORY

8'9" x 7'11"

Rear and side facing UPVC double glazed windows and side UPVC double glazed french doors. Insulated roof.

## KITCHEN/DINER

16'7" x 8'9"

Two rear facing UPVC double glazed windows. Fitted with a modern range of cream wall and base units with granite effect

lamine worksurfaces extending into a breakfast bar. Inset one and a half bowl sink and drainer with tiled splashbacks. Integrated electric oven, grill and four ring gas hob with extractor hood above. Built-in fridge freezer. Radiator. Inset ceiling spotlights. Tiled effect laminate floor. Door into the utility room.

## UTILITY ROOM

6'5" x 5'6"

Side facing UPVC double glazed entrance door. Fitted with wall mounted cupboards and granite effect worksurfaces. Space and plumbing for washing machine, dishwasher and space for additional fridge/freezer. Wall mounted gas combi central heating boiler. Tiled effect laminate floor. Radiator.

## W.C

6'3" x 3'7"

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a concealed cistern w.c and vanity wash hand basin with storage cupboards below. Fully tiled walls. Inset ceiling spotlights. Chrome towel radiator.

## STUDY

6'9" x 6'5"

Front facing UPVC double glazed window. Radiator.



- Utility room, Study • En-suite to master bedroom • UPVC double glazed • Solar panels • Long driveway, Gardens • Extending to approx. 129 sq.m

## LANDING

Doors off to all rooms. Loft access point to partly boarded loft. Radiator.

## MASTER BEDROOM

14'7" x 11'6"

Front facing UPVC double glazed window. Door into the en-suite shower room. Radiator.

## EN-SUITE SHOWER ROOM

8'11" x 4'5"

Front facing UPVC double glazed window. Fitted with a modern suite comprising of a feature metal effect panelled shower cubicle with glass screen mains shower, vanity wash hand basin with storage cupboards and w.c. Tiled effect panelled walls. Inset ceiling spotlights. Chrome towel radiator.

## BEDROOM TWO

13'5" x 9'5"

Front facing UPVC double glazed window. Radiator.

## BEDROOM THREE

11'1" x 11'1"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM FOUR

9'2" x 8'7"

Rear facing UPVC double glazed window. Radiator.

## BATHROOM

7'3" x 5'4"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath, floating vanity wash hand basin with storage cupboards and w.c. Fully tiled walls. Inset ceiling spotlights. Chrome towel radiator.

## OUTSIDE

There is a good sized lawned front garden with feature established trees and block paved driveway leading through wrought iron gates to the side providing ample off road parking.

The rear garden is lawned with block paved patio seating areas and a timber garden shed. An outside cold water tap is fitted.

## NO UPWARD CHAIN INVOLVED







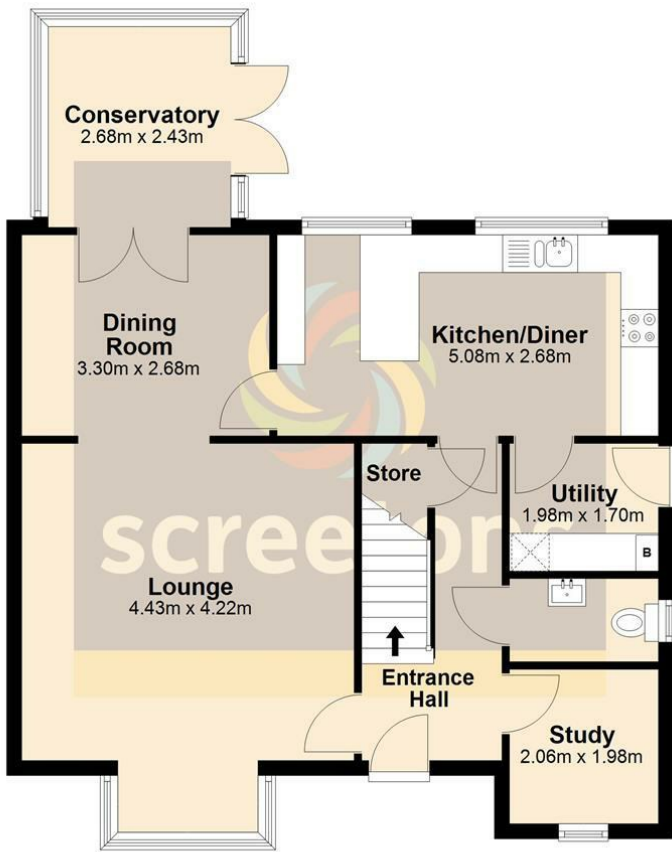


## Additional Information

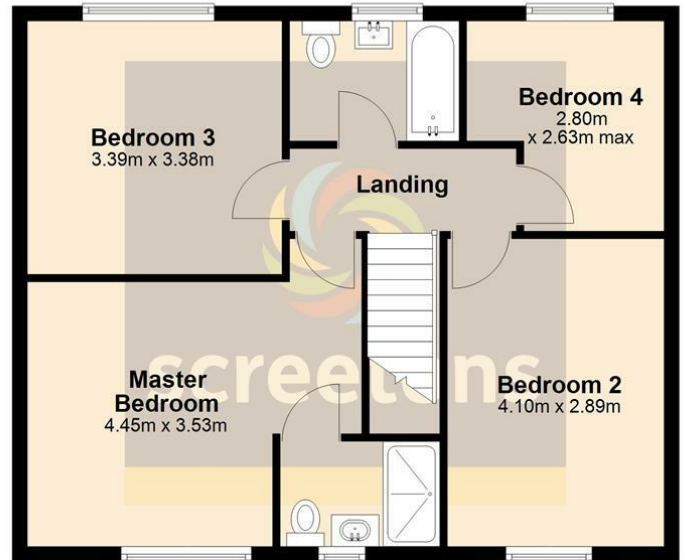
**Local Authority** - Doncaster  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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