

horton knights of doncaster

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**Pinefield Road, Barnby Dun, Doncaster, DN3 1QT**  
**Guide Price £240,000 - £260,000**

**NO UPWARDS CHAIN.... Located on this desirable residential roadway, a large 3 bedroom detached true bungalow with ample parking and a detached garage.**

The property offers spacious living on this popular development. It has a gas radiator central heating system via a combination max flow boiler, pvc double glazing and briefly comprises; Entrance hall with tall cupboard, spacious lounge with 'Maple' solid wood flooring, a large modern fitted dining kitchen with integrated appliances, three good sized bedrooms and a large bathroom which includes a walk in shower. Outside are landscaped front and rear gardens designed for easier and low maintenance, a detached brick garage and a timber shed. Well placed within this popular residential village with easy access a good range of local amenities including a well regarded school, the city centre and access to the M18/M180 and motorway networks. NO UPWARD CHAIN.

**ACCOMMODATION**

A canopy gives shelter to a glazed entrance door which in turn leads into the property's entrance hall.

**ENTRANCE HALL**

This is all finished with 'Maple' solid wood flooring, a central heating radiator, coving, a central ceiling light, smoke alarm, carbon monoxide alarm and a tall built in cupboard which houses a gas fired combination type boiler supplying the domestic hot water and central heating system. A door leads through into a spacious lounge.

**SPACIOUS LOUNGE**

**14'9" x 12'2" (4.50m x 3.71m)**

This is probably better demonstrated by the floorplan and photographs. It has a deep pvc double glazed bay window to the front, a central heating radiator, feature fireplace with gas fire inset, coving, two ceiling lights and 'Maple' solid wood flooring.

**DINING KITCHEN**

**16'4" x 9'6" (4.98m x 2.90m)**

This arrangement varies from the original layout, designed by the present owners at build stage to create a larger dining kitchen. The kitchen is fitted with a range of high and low level units finished with an oak cabinet door and a contrasting roll edge work surface. There is a single drainer stainless steel sink unit with mixer tap, four ring ceramic hob with extractor hood above and integrated double oven, integrated dishwasher and integrated fridge and freezer, and plumbing for a washing machine. It has two pvc double glazed windows to the front and side elevations, real wood flooring, a kick space heater, coving and two central ceiling lights.

From the entrance hall, doors lead to the bedrooms and bathroom.

**BEDROOM 1**

**12'6" x 12'2" (3.81m x 3.71m)**

A large rear facing double bedroom, it has double glazed sliding patio doors with level access out onto the patio and garden, a central heating radiator, fitted wardrobes, coving and a central ceiling light.

**BEDROOM 2**

**13'6" x 9'1" (4.11m x 2.77m)**

A good sized second double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, fitted wardrobe and a desk, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**10'3" x 6'6" (3.12m x 1.98m)**

A comfortable third bedroom with fitted wardrobes, two pvc double glazed windows to the front and side elevations, a central heating radiator and a central ceiling light.

**BATHROOM**

The house bathroom again is much larger than standard to provide space for a three corner bath, pedestal wash hand basin, low flush w/c and level access shower. There is ceramic tiling to the bathing and shower areas, water proof flooring and part real wood flooring, a pvc double glazed window, coving, inset spotlighting to the ceiling, high level built in cupboard, a central heating radiator and an extractor fan. There is an access point into the loft which is part boarded with power and lighting.

**OUTSIDE**

The property stands on an attractive plot, it has been

designed for easier and lower maintenance. The property is finished with block paving all around it. The front has an ornamental flower bed and borders stocked with a variety of shrubs and plants. The block paving continues along the side of the property to a detached garage.

**DETACHED GARAGE**

A larger than average garden with an up and over door, power, ceiling lights and 2 wall mounted strip lights, and a window to the side.

**REAR GARDEN**

The rear garden is nicely enclosed with block paving, a central feature lawn and raised flower beds and borders stocked with a variety of shrubs and plants. There is a level access to the rear of the property, external flood lighting, external tap, timber shed ( with power and a central strip light) and further smaller store.

**AGENTS NOTES:**

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing including fascias, soffits and guttering.

HEATING - The property has a gas radiator central heating system via a combination max flow boiler.

ALARM - The property, garage and shed all have an alarm system fitted.

COUNCIL TAX - This property is Band C.

VIEWING - By prior telephone appointment with horton

knights estate agents.

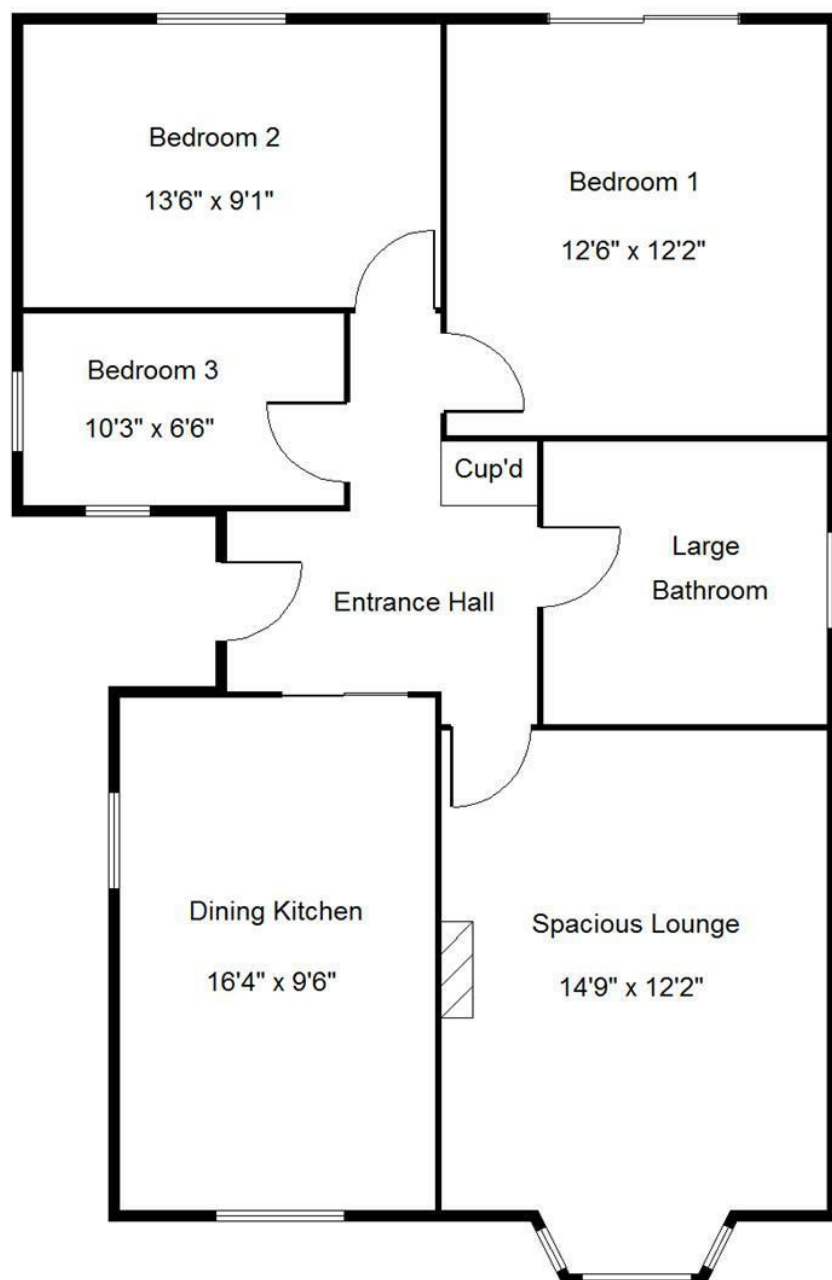
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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](http://www.hortonknights.co.uk)

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |