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Brecks Lane, Kirk Sandall, Doncaster, South Yorkshire, DN3 1NQ
Guide Price £265,000 - £285,000

Located on this attractive roadway, a good sized 5 bedroom detached house which offers ample and spacious family living.

It has a gas radiator central heating system via a new combination type boiler, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious extended lounge, open plan living/ dining/ kitchen, separate playroom/ home office, rear conservatory, first floor landing, five good sized rooms, the main bedroom having a full range of fitted wardrobes and dressing table, perfect for a dressing room, plus an extended house bathroom which includes a four piece suite. Outside are good sized and easy to maintenance gardens and an attached garage/ workshop. Well placed with easy access to amenities including local shops, supermarkets, schools etc. PRICED TO SELL... Early viewing highly recommended!

ACCOMMODATION

A pvc double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, coving to the ceiling, a central ceiling light, a modern tiled floor and a built in understairs storage cupboard with shelving laid on.

LOUNGE

17'7" max x 11'4" (5.36m max x 3.45m)

A good size, extended from the original format, it has a pvc double glazed window to the front, a feature fireplace, a central ceiling light and a central heating radiator.

OPEN PLAN LIVING/ DINING/ KITCHEN

17'6" x 15'5" max (5.33m x 4.70m max)

This is probably better demonstrated by the floorplan and photographs. The kitchen area has a central island unit which includes a four ring ceramic hob, an integrated oven, integrated combination microwave, plumbing for an automatic washing machine and dishwasher. There is a double porcelain sink with mixer tap, real wood work surface, a continuation of the tiled flooring, a central heating radiator, inset spotlighting to the ceiling, a central ceiling light, a pvc double glazed window and pvc double door which open out into the conservatory. A door from the kitchen leads into a playroom/ home office.

PLAYROOM/ HOME OFFICE

13'1" x 7'1" (3.99m x 2.16m)

This has two pvc double glazed double opening doors which open out onto the property's rear garden, modern laminate flooring, a central heating radiator, coving and a central ceiling light. There is an integral door from here which leads into the garage.

CONSERVATORY

8'2" x 7'2" (2.49m x 2.18m)

This has pvc double glazed units, panelled flooring, a central heating radiator, pitched poly carbonate style roof with central ceiling fanlight and a pvc double glazed door which leads onto a decked patio/ sitting area and the garden.

FIRST FLOOR LANDING

As previously described, a staircase from the entrance hall leads to the first floor landing.

There is an access point into the loft space, inset spotlighting to the ceiling and doors to the bedrooms and bathroom.

BEDROOM 1

17'7" x 9'0" (5.36m x 2.74m)

A large double bedroom, presently used as a separate dressing room with fitted wardrobes and drawer units. There is modern laminate flooring, coving and two central ceiling lights.

BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

A lovely double room, having a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

14'10" max x 6'6" (4.52m max x 1.98m)

Has a pvc double glazed window to the front, a central heating radiator, laminate flooring, coving and a central ceiling light.

BEDROOM 4

13'9" max x 7'1" (4.19m max x 2.16m)

Has a pvc double glazed window to the rear, a central heating radiator, coving, a wall mounted cupboard and a central ceiling light.

BEDROOM 5

8'1" x 7'6" (2.46m x 2.29m)

Has a pvc double glazed window to the front, a central heating radiator, built in shelving, coving and a ceiling light.

HOUSE BATHROOM

Again, benefiting from the rear extension it makes the bathroom much larger and therefore you have a four piece suite which comprises of a panelled bath, pedestal wash basin, a low flush w/c and corner shower enclosure. There is a central heating radiator, coving, a ceiling light, a pvc double glazed window and it is finished with tiling to the shower area and half wall height.

OUTSIDE

To the front of the property there is a block paved drive which provides car standing for several cars with ornamental shrubs and plants inset.

GARAGE

15'4" x 6'8" (4.67m x 2.03m)

This has a roller shutter door, power and light laid on, plus it also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

REAR GARDEN

The rear garden has been designed for easier and lower maintenance, it has concrete posts and timber fencing to the perimeters with a large artificial central lawn, perfect for entertaining with minimum maintenance.

AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating 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

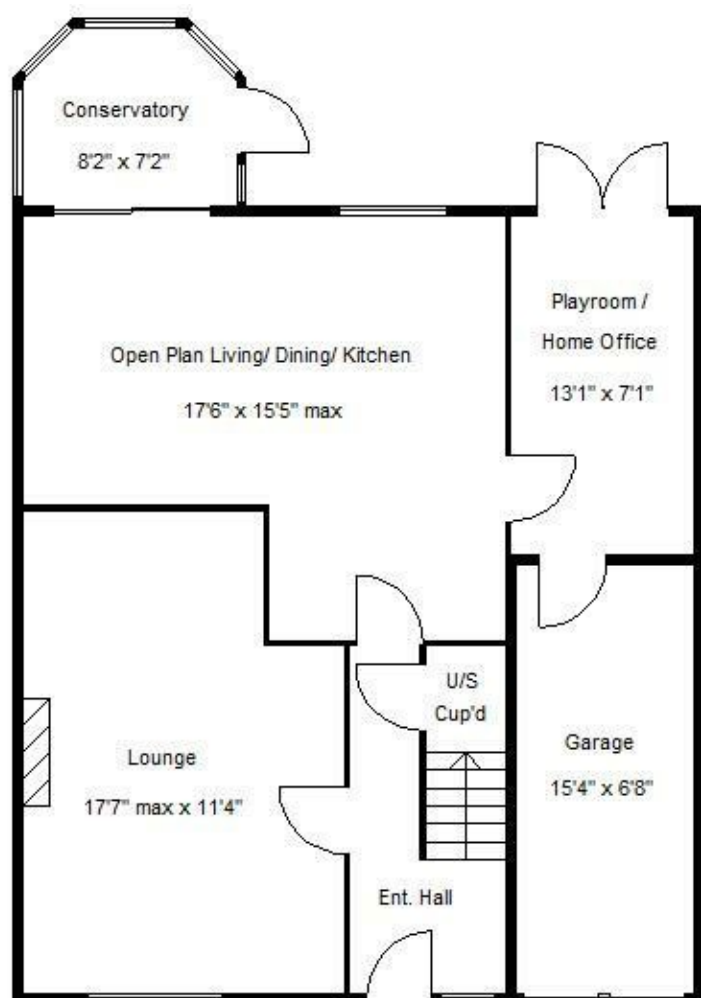
scale drawing.

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.

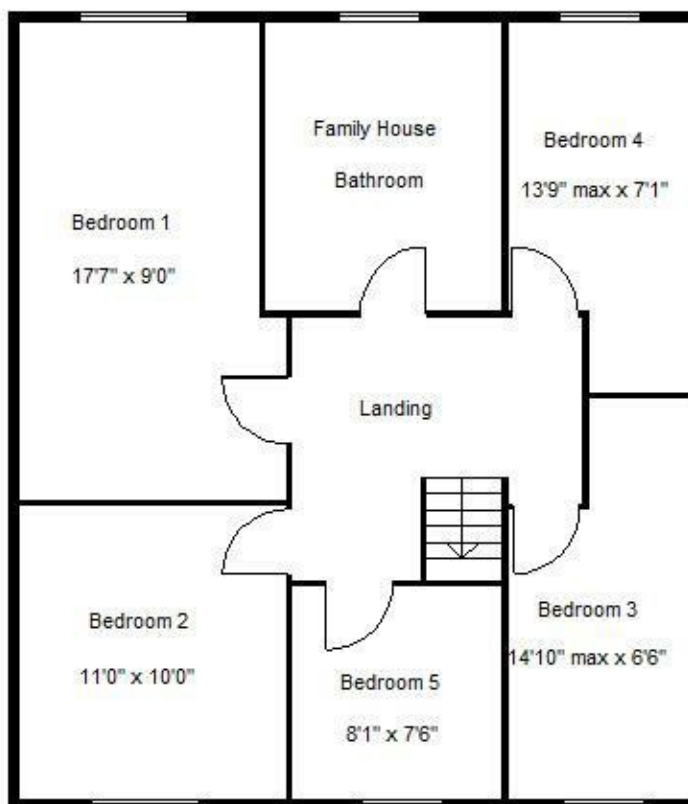
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	