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Tenter Balk Lane, Adwick-Le-Street, Doncaster, Yorkshire, DN6 7EE  
Offers Over £400,000

**A substantial double fronted 5 bedroom detached period house with large mature gardens, double length garage and a semi circular driveway.**

The property is typical of its age with well proportioned rooms including period high ceilings etc. There is a gas radiator central heating system, double glazing and it briefly comprises; Entrance hall with a feature staircase to the upper floors, ground floor w/c, two spacious reception rooms, large dining kitchen, plus a rear facing conservatory. First floor landing, three double bedrooms and a house bathroom, whilst on the upper floor there are two further large double bedrooms. Outside the property stands in large maturing gardens, there is a semi circular 'in and out' style drive and a double detached 'tandem style' brick garage with electric door. Well placed with access to amenities including local shops, schools etc. plus easy access to the A1 motorway via the Redhouse Interchange.

**ACCOMMODATION**

A period stone arch with stone quoins opens into a portico, with a mosaic tiled floor which gives shelter to a pvc double glazed entrance door and leads into the property's entrance hall.

**ENTRANCE HALL**

A beautiful period hall, with a ornate spindled newel post and matching balustrade, boarded floor, a central heating radiator, ornate corning and a central ceiling light. A door gives access to an understairs storage cupboard and a second leaded glazed door gives access to ground floor w/c.

**GROUND FLOOR W/C**

Fitted with a low flush wc, and a window.

**LOUNGE/ DINING ROOM**

26'1" into bay x 14'0" (7.95m into bay x 4.27m)

A large dual aspect room, it has a deep pvc double glazed bay window to the front, a feature fireplace with living flame gas fire inset flanked by display niches, ornate corning, a ceiling light and two steps down to a dining area where there is a pvc double glazed window to the rear and a further double panel central heating radiator.

**SITTING ROOM**

15'0" x 14'0" (4.57m x 4.27m)

A good sized second front facing reception room with a deep pvc double glazed bay window to the front including a window seat inset to the bay, a period style open hearth fireplace, a central heating radiator, boarded floor, a picture rail, coving and a ceiling light.

**DINING KITCHEN**

14'0" x 12'0" (4.27m x 3.66m)

Fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring gas hob with extractor hood above, integrated oven, one and a half bowl composite style sink unit, a pvc double glazed window, a central heating radiator, tiled flooring and room for a tall

fridge/freezer. Double opening doors lead into a lean to style pvc conservatory.

**PVC CONSERVATORY**

15'2" x 10'8" (4.62m x 3.25m)

This has pvc double glazed double opening doors which lead out onto the rear garden, tiled flooring, two wall lights and power laid on.

**STAGE LANDING**

As previously described, a returned style staircase gives access to a stage landing where there is a period style window to the rear and door to house bathroom.

**HOUSE BATHROOM**

14'0" x 8'0" (4.27m x 2.44m)

Fitted with a four piece suite comprising of a large Jacuzzi style bath, separate shower enclosure, wash hand basin and a low flush w/c. There is a contemporary style towel rail/ radiator, tiling to the four walls, spotlighting and a pvc double glazed window.

**FIRST FLOOR LANDING**

A second door gives access to a further staircase which continues up to the attic bedrooms.

**BEDROOM 1**

17'9" into bay x 14'0" (5.41m into bay x 4.27m)

A very large double bedroom, it has a pvc double glazed window to the front, in-built wardrobes, coving to the ceiling, a ceiling light and a central heating radiator.

**BEDROOM 2**

17'0" into bay x 14'0" (5.18m into bay x 4.27m)

An equally large room, it has a pvc double glazed bay window to the front, boarded polished floors, a central heating radiator, coving and a ceiling light.

**BEDROOM 3**

14'0" x 12'0" (4.27m x 3.66m)

a large third double bedroom with a double glazed window to the side, laminate flooring, built in corner cupboard, a central heating radiator and two ceiling lights.

**SECOND FLOOR LANDING**

A second staircase leads up to the top floor landing which has a ceiling light and a built in cupboard.

**BEDROOM 4**

14'4" x 14'0" (4.37m x 4.27m)

A large double bedroom with sloping ceilings, a double glazed velux window, access into the eaves storage and power laid on.

**BEDROOM 5**

14'4" x 14'1" (4.37m x 4.29m)

A mirror of the other bedroom it has a double glazed velux window, power laid on and access into the eaves storage.

**OUTSIDE**

The property stands within beautiful large mature gardens, the front has a 'semi circular in out style drive', attractive front garden with raised borders stocked with a good variety of maturing shrubs and plants. The right hand side of the drive continues to a double detached 'tandem style' brick garage.

**DOUBLE DETACHED GARAGE**

39'0" x 10'6" (11.89m x 3.20m)

There is an electric front door, a personnel side door, windows, power and light laid on.

**REAR GARDEN**

The rear garden again is all nicely enclosed, with mature shrubs and plants providing screening. There is a large paved patio and sitting area, overlooking a large lawn. Several outbuildings including a shed and a greenhouse.

**AGENTS NOTES:**

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

DOUBLE GLAZING - The property is fitted with double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band D.

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.

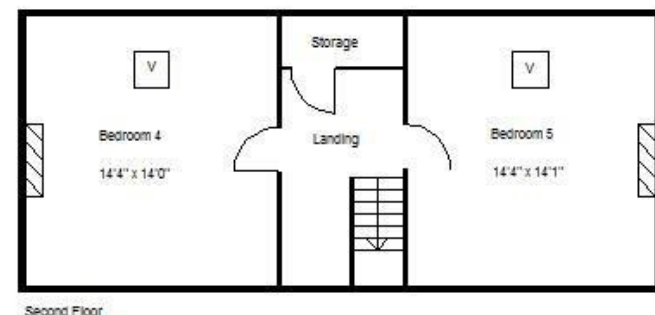
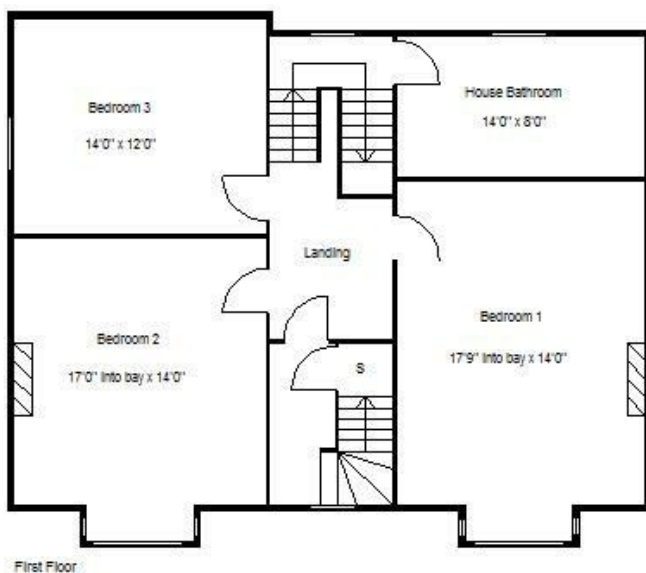
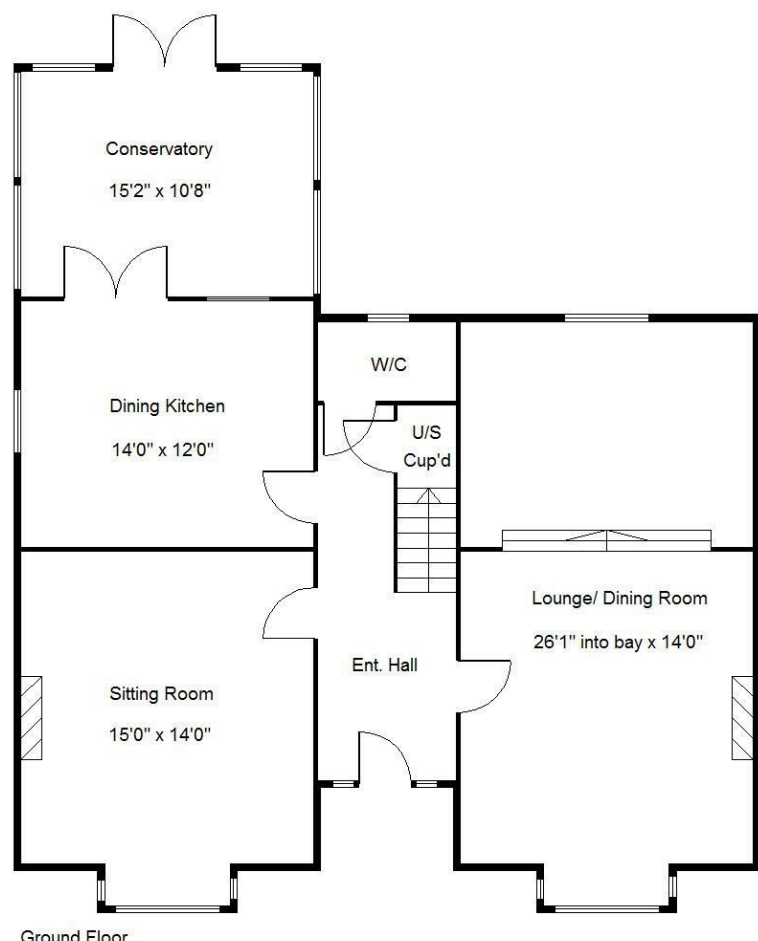
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9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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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	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	