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Park Lane Road, Dunsville, Doncaster, DN7 4JN
Offers Over £190,000

3 BEDROOM DETACHED HOUSE/ CORNER PLOT/ REAR DRIVE & DETACHED BRICK GARAGE/ BRAND NEW KITCHEN INCLUDING INTEGRATED APPLIANCES/ LOVELY FAMILY HOME ON THIS CUL-DE-SAC//

CHAIN FREE.....Located on this attractive corner plot, a lovely refurbished 3 bedroom detached house where early viewing is recommended. The property has been upgraded to include the installation of a contemporary styled kitchen, rewiring redecorated and briefly comprises: Entrance hall with stairs to first floor, spacious lounge with double doors onto the rear garden, a newly fitted dining kitchen with integrated cooking appliances, first floor landing, 3 bedrooms and a modern white bathroom including a mains plumbed thermostatic shower. Outside are attractive corner corner gardens, rear drive and a detached brick garage. NO UPWARD CHAIN... EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A canopy gives shelter to a PVC double glazed entrance door with a matching side screen and leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, laminate flooring, a central heating radiator, a central ceiling light and a door leading through to the lounge.

LOUNGE

15'6" x 11'3" max (4.72m x 3.43m max)

An attractive room, it has PVC double glazed, double opening doors leading directly into the rear garden, a PVC double glazed window to the front, a central heating radiator, a feature wall mounted fire place, laminate flooring and a central ceiling light.

DINING KITCHEN

15'7" x 11'8" max (4.75m x 3.56m max)

Newly fitted with a range of modern high and low level units finished with a dark blue coloured cabinet door and a contrasting marble effect work surface. There is a four ring ceramic hob, a matching splashback and extractor hood and an integrated oven beneath. A single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, 2 PVC double glazed windows to the front and rear elevations, a central heating radiator, laminate flooring, 2 ceiling lights and concealed behind one of the cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. Additionally there is a built in understairs storage cupboard.

FIRST FLOOR LANDING

There is a PVC double glazed window to the rear, a ceiling light, a smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1

13'0" max x 9'3" (3.96m max x 2.82m)

A good sized front facing double room, it has a broad PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

10'2" max x 8'8" (3.10m max x 2.64m)

This has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a tall built in cupboard with storage shelves.

BEDROOM 3

8'6" x 6'0" (2.59m x 1.83m)

There is a PVC double glazed window to the front, a central heating radiator, a central ceiling light and an access point into the loft space.

BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

Fitted with a modern white 3 piece suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the bathing areas and splashbacks, a mains plumbed thermostatic shower with a rainfall style shower head, a glazed shower screen, a contemporary style towel rail/ radiator and timber effect vinyl flooring.

OUTSIDE

The property stands on a corner plot with gardens to the front, side and rear. To the front and side it is open plan, finished with decorative stones, a variety of maturing shrubs plants and trees providing privacy and colour. External lighting.

REAR GARDEN

The rear garden is nicely enclosed with fencing to the perimeters and to the far end of the garden there is a separate drive which leads to a detached brick garage. The

garden has been paved to provide easier and lower maintenance with shaped flower beds.

BRICK GARAGE

With a metal up and over door, power and light laid on and a personnel door.

AGENTS NOTES:

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

SERVICES - All mains services are connected to the property.

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

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler.

COUNCIL TAX - This property is Band B.

BROADBAND - Superfast broadband is available in this area, with download speeds of up to 72 mbps and upload speeds of up to 19 mbps.

MOBILE COVERAGE - Coverage is available with services from EE, 02 and Vodafone. Please note any services under Three network may not get access to coverage.

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.

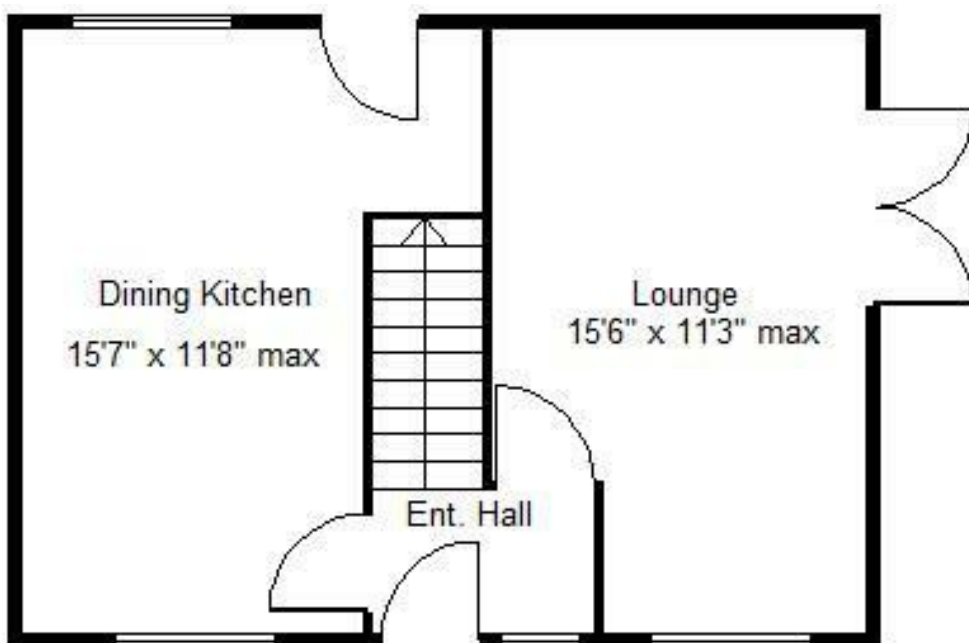
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday

9:00 - 3:00 Sunday www.hortonknights.co.uk

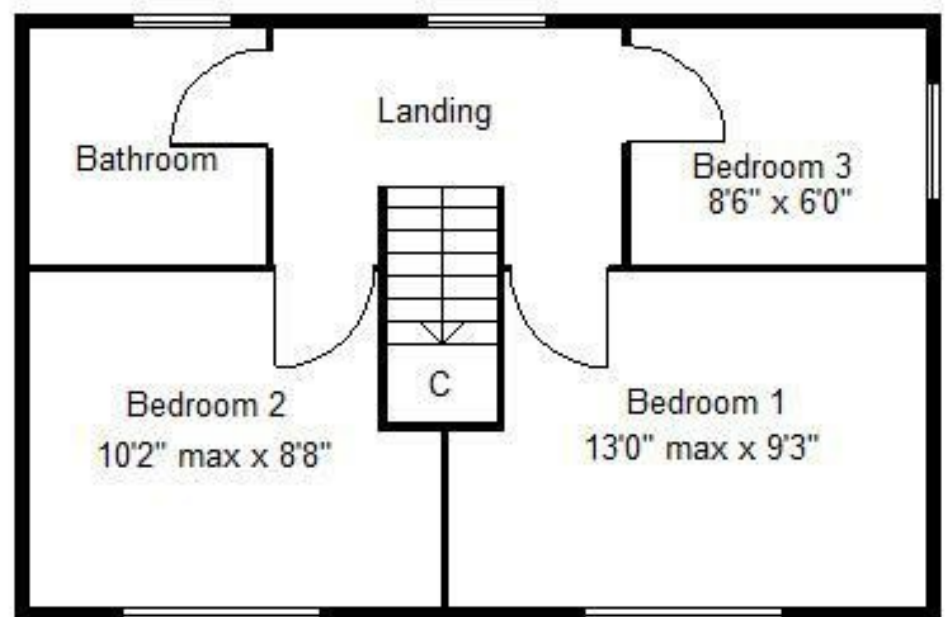
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



Ground Floor



First Floor