

horton knights of doncaster

Wellington Grove, Bentley, Doncaster, DN5 9RW



Set on this lovely quiet street in this popular residential district, a very smartly presented traditional style bay fronted 3 bedroom semi detached house.

The accommodation on offer benefits from gas fired central heating via a combination type boiler, PVC double glazing throughout and comprises; Entrance hall, lounge, separate dining room with oak flooring, extended kitchen, first floor landing, two wonderfully proportioned double bedrooms and a good sized single, plus a main house bathroom. Outside the property is fore courted with a long driveway to the side and a nice enclosed rear garden which has playing fields to the rear. All in all, this is an excellent family home, the current owners brought their family up here, it is well placed with access to local amenities in both Bentley and on York Road, **MUST BE VIEWED TO BE APPRECIATED!**

Offers Over £165,000

ACCOMMODATION

A PVC double glazed door with double glazed side screens gives access into the property's entrance vestibule.

ENTRANCE VESTIBULE

With original style ceramic tiling to the walls, coat hooks and a beautiful oak and glass internal door leading into the entrance hall.

ENTRANCE HALL

Nicely presented with coving to the ceiling, stairs rising to the first floor with a built in understairs storage cupboard, a central heating radiator and beautiful oak flooring.

LOUNGE

4.27m (into bay) x 3.58m (14'0" (into bay) x 11'9")

This is a nice cosy room and has a PVC double glazed bay window to the front, a central heating radiator, coving to the ceiling and a feature fireplace with surround with a matching hearth and inset with a brass trimmed living flame gas fire inset.

DINING ROOM

4.06m x 3.43m (13'4" x 11'3")

This is a really nicely proportioned room and has a PVC double glazed window to the rear, a double panel radiator, coving to the ceiling and the same engineered oak flooring continued through from the entrance hall.

EXTENDED KITCHEN

5.13m x 1.78m (16'10" x 5'10")

Fitted with a range of wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl sink with ceramic tiling to the splashback areas. There is a built in electric oven with a four ring gas hob and an extractor hood above, plumbing for a washing machine, PVC double glazed windows to the side and rear elevations, a PVC double glazed door giving access onto the rear garden, brass trimmed spotlights inset to the ceiling, ceramic tiled flooring and a central heating radiator.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having a PVC double glazed window to the side elevation, coving to the ceiling, access into the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

4.45m (into bay) x 3.30m (14'7" (into bay) x 10'10")

A lovely sized double bedroom with a PVC double glazed bay window to the front, a double panel central heating radiator, dado rails to the wall and coving to the ceiling.

BEDROOM 2

4.06m x 3.28m (13'4" x 10'9")

Situated at the rear of the property, this is a lovely sized double bedroom again with a PVC double glazed window enjoying the view over the garden and the playing fields beyond, a double panel central heating radiator and coving to the ceiling.

BEDROOM 3

2.54m x 1.96m (8'4" x 6'5")

A good sized single room with a PVC double glazed window to the front, a single panel radiator and coving to the ceiling.

BATHROOM

1.93m x 1.80m (6'4" x 5'11")

Smartly fitted with a three piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There is full ceramic tiling to the walls, grey wood effect laminated flooring, an original style built in cupboard which houses the gas central heating boiler and a PVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a fore court laid to gravel with a brick built wall to the front boundary and sturdy cast iron gates opening to a concrete driveway which provides off street parking for several vehicles. The driveway continues onto the side of the property - easily good for 3/4 vehicles to park.

SECTIONAL GARAGE

With an up and over door and a window to the side.

REAR GARDEN

The rear garden has a paved patio area leading to a shaped lawn with flower borders and there are concrete posts and timber fencing to the boundary. There are two brick built outbuildings, one being a storage shed and one being a former W/C, not currently used as a W/C but could be reinstated if required. There is also an outside water tap and an outside security light with a sensor.

AGENTS NOTES:

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

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

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

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds up to 100 mbps. Fixed wireless broadband can be obtained via EE and Three.

MOBILE COVERAGE - Mobile data and voice services are available via EE, Three, O2 and Vodafone.

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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