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Horton View, Kirk Sandall, Doncaster, DN3 1SD
Offers Over £250,000

4 BEDROOM DETACHED HOUSE/ LARGE OPEN PLAN DINING KITCHEN/ PVC CONSERVATORY/ EN-SUITE SHOWER ROOM/ 4 GOOD SIZED BEDROOMS/ SOUTH WESTERLY FACING REAR GARDEN//

Located on this popular cul-de-sac, a good sized 4 bedroom detached house offering modern spacious family living. It has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall with ground floor w/c off, spacious lounge, separate conservatory, large open plan dining kitchen with integrated appliances, first floor landing, four bedrooms all of which are a good size, the main bedroom has an en-suite shower room off, plus there is a further large family bathroom. Outside are front and rear gardens, the rear enjoys a nice south westerly aspect, plus an integral garage. Well placed in this good residential area with access to local amenities including schools, shops etc. and access to the M18 motorway network and local Railway Station.

ACCOMMODATION

A pvc double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

This has a pvc double glazed window, a central heating radiator, modern timber effect vinyl flooring and a staircase to the first floor accommodation. There is coving, inset spotlighting and a door to ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising of a low flush w/c, wash hand basin, tiling to half wall height with matching floor tile, chrome style towel rail/ radiator, a pvc double glazed window and a central ceiling light.

LOUNGE

18'0" x 11'0" (5.49m x 3.35m)

An attractive room, it has a pvc double glazed window to the front and further double glazed sliding patio doors which give access into the conservatory. There are two central heating radiators, a central ceiling light and a door from the rear end of the lounge gives access into the now open plan dining kitchen.

OPEN PLAN DINING KITCHEN

18'0" x 13'3" max (5.49m x 4.04m max)

This can also be accessed directly from the entrance hall. Again, a good size providing modern family living, it is fitted with a range of high and low level units finished with a roll edge work surface. There is an inset four ring gas hob with extractor hood above, integrated oven beneath, plumbing for an automatic washing machine, deep recess suitable for tall American style fridge/freezer and room for a tumble dryer etc. There is a corner carousel unit, two pvc double glazed windows to the front and rear elevations and a composite style stable door which gives access into the property's rear garden. Finished with a laminate floor covering, a central heating radiator and a deep understairs storage cupboard.

CONSERVATORY

10'3" x 10'3" (3.12m x 3.12m)

The conservatory is pvc double glazed on a brick parapet wall with two pvc double glazed double opening doors which give access out onto the south westerly facing rear garden. It has a

pitched poly carbonate roof, a central heating radiator and power and light laid on.

FIRST FLOOR LANDING

There is a pvc double glazed window to the rear, a central heating radiator, inbuilt cupboard, coving and a central ceiling light.

BEDROOM 1 (EN-SUITE)

13'4" max x 11'8" (4.06m max x 3.56m)

A large double room, it has a range of fitted bedroom furniture including a vanity desk, a pvc double glazed window, a central heating radiator, a central ceiling light and further inset feature spotlighting. A door from here continues to the en-suite shower room.

EN SUITE SHOWER ROOM

All smartly finished with a modern suite that comprises of a corner shower enclosure with modern tiling and rainfall style shower, corner wash basin and a low flush w/c. There is a pvc double glazed window, tiled flooring and a contemporary style towel rail/ radiator.

BEDROOM 2

15'2" x 7'3" (4.62m x 2.21m)

This forms part of the extension and therefore is a large room over the top of the garage. This has a pvc double glazed window to the front, a slimline panel heater and inset spotlighting.

BEDROOM 3

11'2" x 7'3" (3.40m x 2.21m)

Has a pvc double glazed window to the front, a double panel central heating radiator, coving, a ceiling light and a deep recessed storage area.

BEDROOM 4

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

Has a pvc double glazed window to the rear, a central heating radiator, coving, a central ceiling light, plus a deep inbuilt wardrobe set to the recess.

HOUSE BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

Fitted with a white suite comprising of a corner style shower

bath with a shower over it, a pedestal wash hand basin and a low flush w/c. A pvc double glazed window, a central heating radiator, vinyl flooring, a ceiling light and an extractor fan.

OUTSIDE

The property stands on an attractive plot, to the front there is car parking for two cars side by side and a lawn with shaped flower bed and border stocked with a variety of shrubs and plants. To the side of the property there is a driveway which in turn leads to an integral garage.

INTEGRAL GARAGE

This has an electric roller shutter door and power and light laid on.

REAR GARDEN

To the rear there is a good sized south westerly facing rear garden, this has concrete posts/ timber fencing and conifer hedging to the perimeters. A large paved patio and sitting area opens onto a lawn.

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.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1139 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Vodafone and 02.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	74	84
	EU Directive 2002/91/EC	

