

# horton knights of doncaster

23 Kepple Close, New Rossington, Doncaster, DN11 0XE

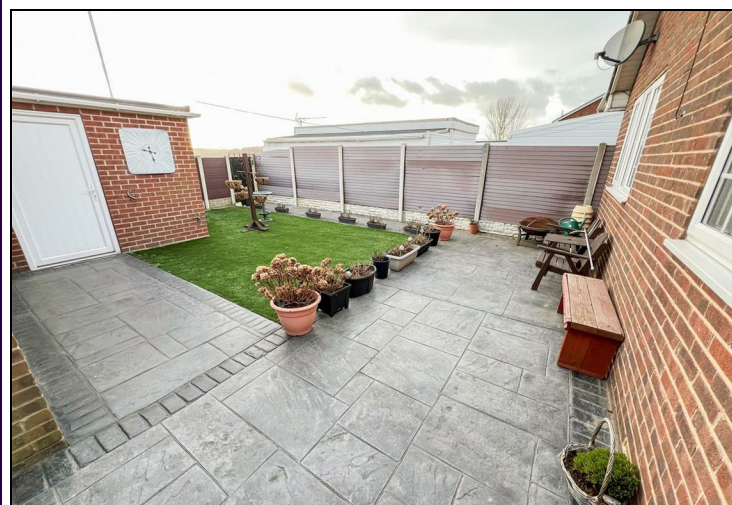


\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\*

**Tucked away in possibly one of the best cul-de-sac positions within Rossington, this immaculately presented 2 detached bungalow must be viewed to be appreciated.**

The accommodation on offer benefits from pvc double glazing, gas fired central heating via a combination type boiler and comprises; Entrance porch, large L shaped open plan living/ dining/ kitchen extending to some 22'0" in width at its widest point, inner hall, two large double bedrooms and a superb luxury bathroom with a white suite. Outside the property is equally well catered for with a large driveway at the front continuing to the side, enclosed rear garden which itself is extremely low maintenance, plus a brick built garage and attached outhouse perfect for additional storage space. Offering great access to a range of Rossington's many amenities whilst being tucked away in this wonderful spot. **MUST BE VIEWED TO BE APPRECIATED.**

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## ACCOMMODATION

A double glazed composite style door gives access into the property's entrance porch.

## ENTRANCE PORCH

This is a handy addition to the property with a central heating radiator, oak style laminated flooring and an oak glazed internal door leads into an open plan living/ dining/ kitchen.

## OPEN PLAN LIVING/ DINING/ KITCHEN

6.76m x 6.53m max (22'2" x 21'5" max )

This is a lovely large room, the living area has a pvc double glazed bay window to the front, a double panel radiator, oak style laminated flooring, coving to the ceiling and brushed aluminium spotlights inset. The dining area leads on from here and has a pvc double glazed window to the side, a double panel central heating radiator and the oak style laminated flooring continued on from the living area. The kitchen is fitted with a range of chrome coloured high gloss wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink and tiled splashbacks. There is also an electric fan assisted brushed stainless steel oven with four ring electric hob and brushed stainless steel extractor hood above, integrated fridge/freezer, plumbing for a washing machine with appliance recess, a further pvc double glazed window and a pvc double glazed door giving access to the side. There is a double panel radiator, brushed aluminium spotlights, a continuation of the coving from the living/ dining area and the matching oak style laminated flooring.

## INNER HALL

Once again, with the oak style laminated flooring, a central heating radiator, access into the loft space, a built in cloaks cupboard and doors leading off to the remaining accommodation.

## BEDROOM 1

3.73m x 3.12m max (12'3" x 10'3" max )

A lovely sized double bedroom with a pvc double glazed window enjoying a view over the garden and open fields beyond, a central heating radiator, coving to the ceiling and brushed aluminium halogen spotlights.

## BEDROOM 2

3.63m x 2.84m (11'11" x 9'4")

For a second bedroom this is a really good size and is easily another double with a pvc double glazed window overlooking the rear garden and once again the views to the rear, a central heating radiator, coving to the ceiling and halogen spotlights.

## SHOWER ROOM

This is immaculately fitted with a contemporary style white suite comprising of a low flush w/c, wash hand basin set into a vanity unit, a panelled bath and a large separate shower cubicle housing a mains plumbed shower with quartz effect panelling to the shower cubicle. The suite is all nicely finished with chrome style fittings including a wall mounted heated chrome towel rail, attractive tiling to the remaining splashback areas and window sill, a pvc double glazed window to the side, brushed aluminium halogen spotlights to the ceiling, an extractor fan above the shower cubicle and grey wood effect vinyl floor covering.

## OUTSIDE

To the front of the property there is a patterned concrete driveway finished in grey with a brick built wall to the boundary. Double cast iron gates give access to the driveway at the side of the property. There is steps and a hand rail which restrict vehicular access to the garage at the moment, but could be removed quite easily.

## GARAGE

The garage has a roller shutter style door and light and electricity supplied. Attached to the brick built garage is a brick built outhouse which has light and electricity supplied and has wall mounted cupboards for storage etc.

## REAR GARDEN

The patterned concrete continues from the driveway on into a patio area for the garden where there is an artificial lawn and an access pathway which leads to a gate that gives access to the fields and the view at the rear which is simply quite stunning.

## 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 B.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available via EE, Three, 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](http://www.hortonknights.co.uk)

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