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Insley Gardens, Bessacarr, Doncaster, DN4 6DR
Offers Over £185,000

EXTENDED 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW / ATTRACTIVE ROADWAY/ LONG, WIDE DRIVEWAY / ATTACHED BRICK GARAGE / MOSTLY PVC DOUBLE GLAZING / GAS CENTRAL HEATING VIA COMBI BOILER/ NO CHAIN //

EARLY VIEWING ESSENTIAL.....Located on this attractive roadway, an extended 2 double bedroom semi detached bungalow. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing to the majority of the windows and briefly comprises: 'L' entrance hall, a spacious lounge with a feature fireplace, dining room, extended kitchen with integrated cooking appliances, 2 good sized double bedrooms and a bathroom. Outside there are good sized level flat front and rear gardens. The property is very well placed with access to local amenities including a good variety of shops, schools etc plus access to Lakeside retail and leisure complex and Doncaster City Centre. Priced to sell therefore early viewing is recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into an 'L' shaped entrance hall.

'L' SHAPED ENTRANCE HALL

This is a good size, it has a central heating radiator, an access point into the loft space, a tall built in cloaks style cupboard with a hanging rail and a further tall airing style cupboard with shelving.

LOUNGE

13'6" x 12'8" (4.11m x 3.86m)

A front facing reception room, it has a broad PVC double glazed window to the front, a feature adam style fireplace with a living flame gas fire inset, coving to the ceiling, a central ceiling light and a central heating radiator.

EXTENDED DINING KITCHEN

18'0" max x 12'8" (5.49m max x 3.86m)

This makes a much more usable and appropriate space for modern living, the dining area has a central heating radiator, coving, a central ceiling light and opens directly into the now extended kitchen. This is fitted with a range of modern high and low level units finished with a rolled edge work surface, there is a four ring gas hob with an extractor hood above and an integrated oven beneath. There is plumbing for an automatic washing machine, room for a tall fridge freezer, a tall larder style storage cupboard, vinyl tiled flooring, a double glazed window, a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap and a double glazed door which continues into a lean to style conservatory.

CONSERVATORY

12'4" x 7'9" (3.76m x 2.36m)

This has double opening doors which lead out onto the property's rear garden, a lean to style roof, and double glazed windows to the side elevations.

BEDROOM 1

14'4" max x 10'10" (4.37m max x 3.30m)

A large double bedroom, it has a PVC double glazed window to the rear, fitted wardrobes, plus deep recess built in wardrobes with hanging rail and storage over. There is a central heating radiator and a central ceiling light.

BEDROOM 2

9'9" x 9'1" (2.97m x 2.77m)

As evidenced by the room measurements, an excellent sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

Fitted with a suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C, there is a heated towel rail, a PVC double glazed window, vinyl flooring and a central ceiling light.

OUTSIDE

The property stands on an attractive plot, to the front there is a lawn with shaped flower beds and an ornamental tree inset. A long and wide driveway provides ample car standing for several cars, or motorehome or similar and in turn leads to an attached brick garage.

ATTACHED BRICK GARAGE

With an up and over door and power and light laid on. Within the garage there is a gas fired combination type boiler which supplies domestic hot water and central heating systems.

REAR GARDEN

The rear garden again is an excellent size, it has hedging and fencing to the perimeters, there is a

paved patio which extends away from the rear conservatory and leads into the garden itself where there is a further lawn, a new frame greenhouse. There are raised shaped borders stocked with a variety of maturing shrubs and plants and a gated side access.

AGENTS NOTES:

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

SERVICES - All mains services are connected.

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

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

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 1000 mbps.

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

VIEWING - By prior telephone appointment with horton knights estate agents.

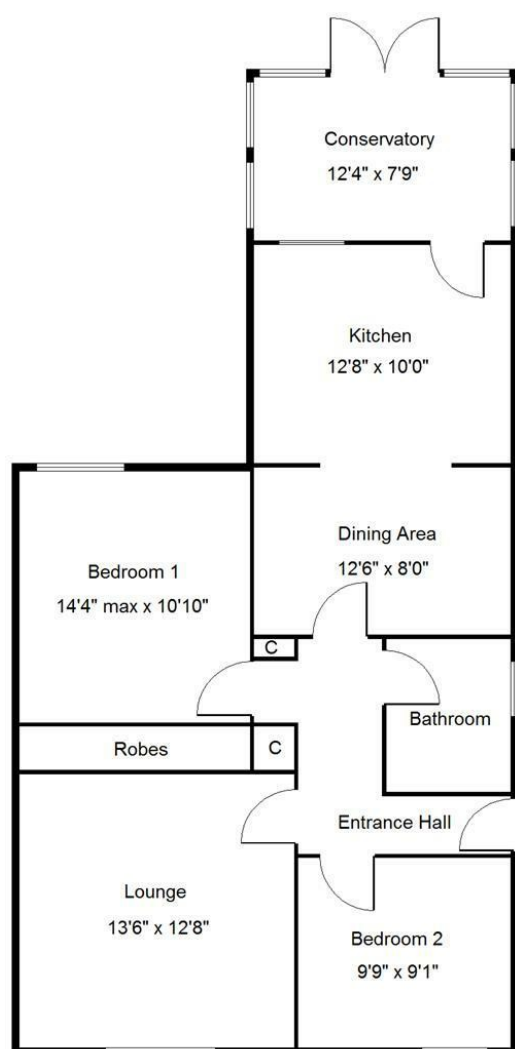
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply... YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	