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Kepple Close, Rossington, Doncaster, DN11 0XE  
Offers Around £210,000

**This extended 4 bedroom semi detached house is tucked away at the end of this lovely cul-de-sac, perfect family home..... VACANT POSSESSION ,EARLY VIEWING HIGHLY RECOMMENDED!**

The property offers good sized accommodation and benefits from PVC double glazing, gas fired central heating and comprises: Entrance hall, lounge, modern style dining kitchen with contemporary style units, first floor landing, 4 great sized bedrooms including 3 doubles and house bathroom fitted with a white suite. Outside the property has an attractive front garden with a driveway providing off street parking for at least 2 vehicles, an integral garage and a private enclosed rear garden. The property would make a great family home, giving it's size and proximity to all of Rossington's nearby amenities including schools, bus routes, local shops, supermarkets and the M18. All in all, a lovely property which must be viewed to appreciate all it has to offer.

**ACCOMMODATION**

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

**ENTRANCE HALL**

With a useful built in storage cupboard with sliding doors, wood style laminated flooring, coving to the ceiling, picture rail to the walls and an oak style internal door leading into the lounge.

**LOUNGE**

**18'3" into bay x 16'0" max (5.56m into bay x 4.88m max)**  
A lovely sized room with a PVC double glazed bay window to the front, 2 central heating radiators, a decorative fire surround incorporating a glass fronted electric fire set onto a raised marble hearth, oak style laminated flooring continued through from the entrance hall, stairs rising to the first floor, dado rail to the walls and coving to the ceiling.

**OPEN PLAN DINING KITCHEN**

**16'0" x 8'11" (4.88m x 2.72m)**  
Extending to the full width of the original property, this is a nice bright space letting in plenty of natural light via a PVC triple glazed window and triple glazed sliding patio style doors. The kitchen is fitted with a range of modern style grey wall mounted cupboard and base units will a quartz style work surface incorporating a single bowl stainless steel sink unit with tiled splashbacks. There are gas and electric cooker points as well as an appliance recess with plumbing for an automatic washing machine and space for a low level fridge. The dining area has grey laminated flooring with a central heating radiator and brushed aluminum halogen spotlights inset to the ceiling.

**FIRST FLOOR LANDING**

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

Fitted with a built in storage cupboard with shelving, coving to the ceiling, dado rail to the walls, access into the loft space and oak style doors leading off to the remaining accommodation.

**BEDROOM 1**

**16'0" x 8'0" (4.88m x 2.44m )**  
Forming part of the extended section of the property, this is a nice twin aspect room which will easily take a double bed, it has PVC double glazed windows to the front and rear elevations, 2 central heating radiators, coving to the ceiling and access to the roof void above.

**BEDROOM 2**

**10'10" x 8'10" (3.30m x 2.69m)**  
Another good sized double room with a PVC double glazed window to the front, a central heating radiator, coving to the ceiling, wood style laminated flooring and a bank of built in wardrobes with sliding doors providing ample hanging rail and shelving space.

**BEDROOM 3**

**10'9" x 8'10" max (3.28m x 2.69m max)**  
Another double bedroom situated at the rear of the property with a PVC double glazed window overlooking the rear garden, wood style laminated flooring, a central heating radiator, coving to the ceiling and a bank of built in wardrobes with sliding doors providing hanging rail and shelving space.

**BEDROOM 4**

**7'8" x 6'10" (2.34m x 2.08m)**  
With a PVC double glazed window to the front, laminated flooring, a central heating radiator and a built in over stairs cupboard providing storage space.

**BATHROOM**

**7'5" x 5'9" (2.26m x 1.75m)**  
Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with

a wall mounted electric shower above. There is full ceramic tiling to the walls, white wood style laminated flooring, a PVC triple glazed window to the rear and chrome style spotlights to the ceiling.

**OUTSIDE**

To the front of the property there is an open plan lawn garden and a tarmacked driveway providing off street parking for at least 2 vehicles, possibly 3. The driveway leads to an integral garage. From the driveway there is access to the left hand side of the property which is currently blocked off with fencing.

**INTEGRAL GARAGE**

**16'0" x 8'0" (4.88m x 2.44m)**  
This again, is part of the extended section of the property, it has an electric door to the front with light and power laid on, a PVC double glazed personnel door giving access into the rear garden and a double glazed window to the rear.

**REAR GARDEN**

The rear garden offers a good degree of privacy and is a nice size with a large area of patio and a decorative shaped lawn. There is also a large useful timber storage shed, a brick built barbecue as well as concrete posts and timber fencing to the outer boundary. There is an external water tap and external lighting supplied.

**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 A.

**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

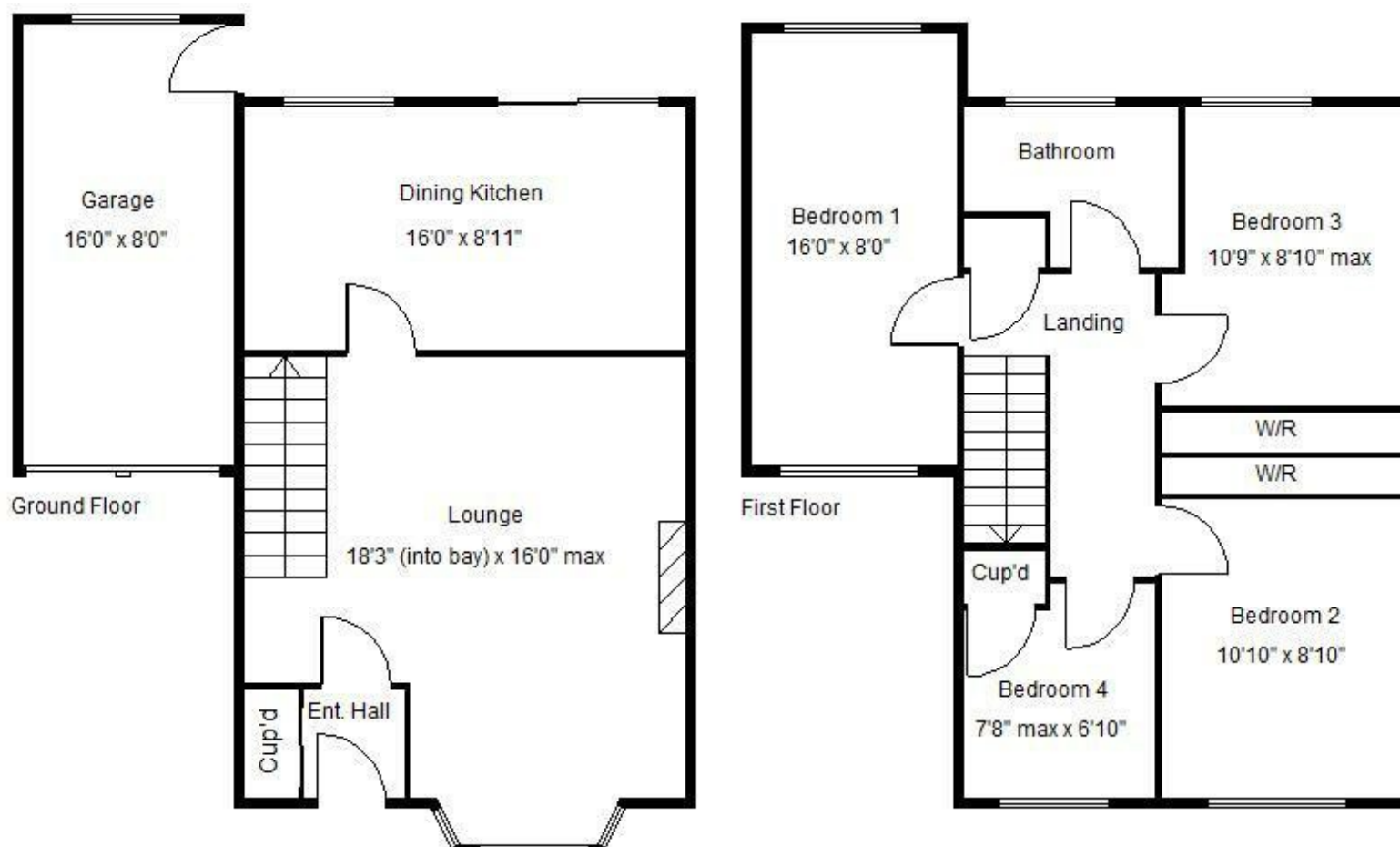
carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(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	