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horton knights of doncaster



Maidwell Way, Kirk Sandall, Doncaster, DN3 1SF
Offers In The Region Of £215,000

NO ONWARDS CHAIN/ SMART 3 BED DETACHED FAMILY HOME/ TWO RECEPTION ROOMS/ EN-SUITE SHOWER ROOM/ OFF STREET PARKING/ ENCLOSED GARDENS/ MUST BE VIEWED//

The property on offer benefits from gas fired central heating, double glazing and briefly comprises; Entrance hall, lounge with opening to the dining room, kitchen, utility room and ground floor w/c off. To the first floor there are 3 good sized bedrooms, an en-suite shower room off the main bedroom, plus a family house bathroom. Outside are easy to maintain gardens, off street parking and an integral garage. Located where the property is affords it great access to range of amenities within Kirk Sandall including shops, larger supermarkets, schools, bus routes, Kirk Sandall train station and motorway networks via the M18 and M1. An internal viewing is highly recommended!

ACCOMMODATION

A canopy gives shelter to a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

With a staircase leading to the first floor, a central heating radiator and a door into the lounge.

LOUNGE

13'7" x 10'6" (4.14m x 3.20m)

Having a double glazed window to the front elevation, fireplace with electric fire inset, a central heating radiator and a broad opening which leads into the dining area.

DINING AREA

8'8" x 8'3" (2.64m x 2.51m)

The dining area has double glazed French doors which lead out onto the rear garden, a central heating radiator, and a central ceiling light. A door from the dining room leads into the kitchen.

KITCHEN

10'6" max x 9'1" (3.20m max x 2.77m)

Fitted with a range of high and low level units including a four ring gas hob, integrated oven, extractor hood, plumbing for a dishwasher and room for a fridge and freezer side by side. There is a central heating radiator, built in understairs storage cupboard, spotlight fitment and a double glazed window giving an outlook over the rear garden. A door from here continues into the utility room.

UTILITY ROOM

This has room for a washer and dryer standing side by side, an extractor fan, a central heating radiator and wall cupboard.

GROUND FLOOR W/C

Fitted with a two piece suite comprising of a low flush w/c and a wash hand basin. There is a central heating radiator, vinyl flooring and a double glazed window.

FIRST FLOOR LANDING

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

There is an access point into the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

13'8" max x 11'4" (4.17m max x 3.45m)

A particularly good sized double room with a double glazed window to the front, a central heating radiator, built in storage cupboard and a second door into the en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of a low flush w/c, wash hand basin and a shower enclosure. There is a double glazed window, extractor fan, a central heating radiator and vinyl floor covering.

BEDROOM 2

16'6" into bay x 8'10" (5.03m into bay x 2.69m)

Another good sized room, having a double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

12'4" x 7'2" max (3.76m x 2.18m max)

A nice sized third bedroom, there is a double glazed window to the rear, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

Fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush w/c. There is tiling, a central heating radiator and a built in airing cupboard housing the hot water cylinder with linen storage.

OUTSIDE

To the front of the property there is a lawned garden with tree inset and shrubs inset to flower border. A driveway provides car standing and leads to the integral garage.

REAR GARDEN

An enclosed garden, nicely finished with a central lawn, shrubs and flower border. It should be noted the rear garden enjoys a more private aspect due to its positioning on the cul-de-sac.

AGENTS NOTES:

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

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

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

COUNCIL TAX - This property is Band C.

BROADBAND - Superfast 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, 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

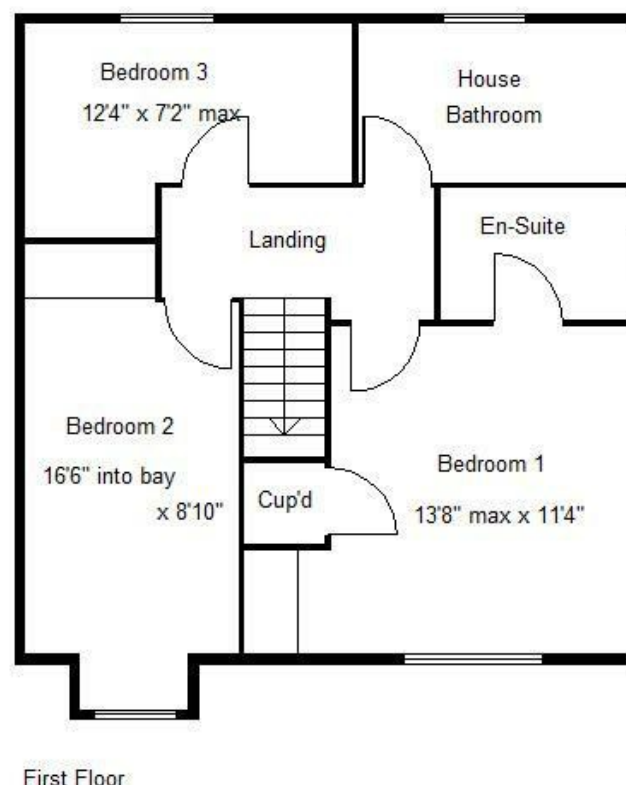
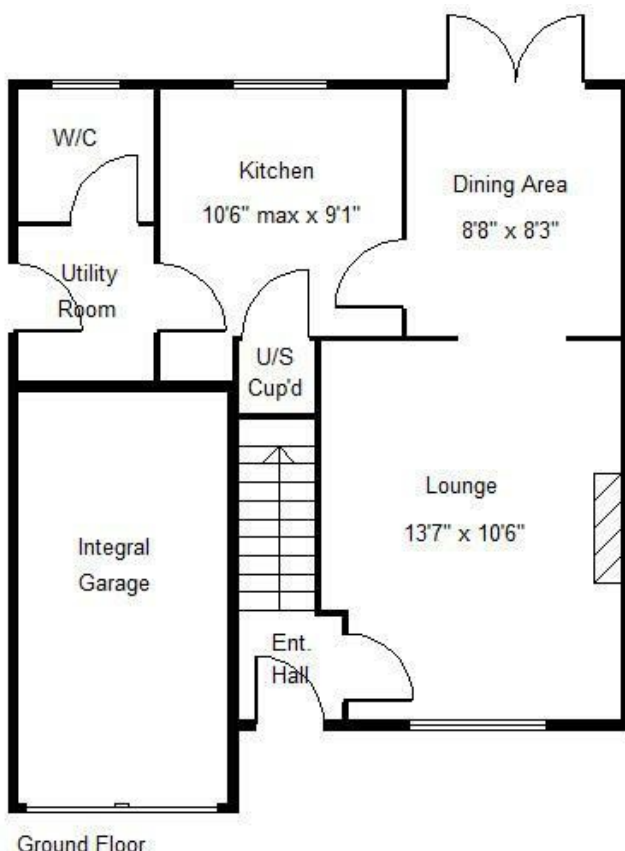
a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			