



horton knights of doncaster

sales  
lettings  
and service



Rectory Close, Skelbrooke, Doncaster, DN6 8GA  
Guide Price £450,000

**STUNNING COUNTRYSIDE POSITION / LARGE 4 BEDROOM DETACHED HOUSE / DOUBLE GARAGE & PARKING / SPACIOUS ROOMS / GOOD A1 MOTORWAY ACCESS / VIEWING ESSENTIAL //**

Located on the Northern side of Doncaster, on the fringe of Skelbrooke Village, a substantial 4 bedroom detached house overlooking fields. With close proximity to the A1 it affords good motorway links to Leeds, Sheffield, Doncaster perfect for commuters looking for a bit of peace and quiet. The accommodation benefits from an Oil fired central heating system, double glazing and briefly comprises: Very large grand entrance hall, lounge with a feature pine ceiling, separate dining room, PVC conservatory, office or small sitting room, large breakfast kitchen, separate utility room and a ground floor wc. First floor galleried style landing, 4 good sized bedrooms ( 3 large doubles). En-suite shower room off the main bedroom and a large 4 piece bathroom. Outside are large gardens, a double garage and parking. If you want to live in the country for a quiet life you won't do much better than this.

**ACCOMMODATION**

Two double opening doors lead into the property's entrance hall.

**ENTRANCE HALL**

This is a large, very grand feeling hall, it has a staircase leading to the first floor accommodation with a built in understairs storage cupboard, two double radiators, two central ceiling lights and a ground floor w/c off.

**GROUND FLOOR W/C**

This is fitted with a two piece suite comprising of a low flush w/c, wash hand basin, a central ceiling light and tiling.

**LOUNGE**

**18'6" max x 14'7" max (5.64m max x 4.45m max)**

A beautiful room which has two sets of double glazed sliding patio doors which give access into the property's rear garden and allows the room a good amount of natural light, a feature brick fireplace with a gas(LPG) fire inset, two central heating radiators and a tall sloping ceiling finished with a pine clad style.

**SEPARATE DINING ROOM**

**15'2" x 10'9" (4.62m x 3.28m)**

A second reception room, it's a good size, it has a central heating radiator, parquet style flooring, a central ceiling light and a door into the conservatory.

**CONSERVATORY**

**12'1" x 8'10" (3.68m x 2.69m)**

This is PVC double glazed with a modern laminate floor covering, wall lights, power and double doors leading onto the rear garden.

**STUDY/ OFFICE**

**12'0" x 7'8" (3.66m x 2.34m)**

This has a double glazed window to the front, a central heating radiator and a central ceiling light.

**BREAKFAST KITCHEN**

**12'8" x 12'0" (3.86m x 3.66m)**

A good size, fitted with a range of high and low level units finished with an Oak style cabinet door and a contrasting work surface over. There is ceramic tiling to the splashbacks, a one and a half bowl composite sink with mixer tap, plumbing and space for a dishwasher, four ring hob,

integrated oven and an extractor hood above. There is a broad double glazed window to the front, a double panel central heating radiator, inset spotlighting to the ceiling and door into a separate utility room.

**UTILITY ROOM**

**12'6" x 9'0" max (3.81m x 2.74m max )**

Again, a good size, it has a quarry tiled floor, a double glazed window, timber casement door and also houses the oil fired central heating boiler which supplies the domestic hot water and central heating systems. There is tiling, a single drainer stainless steel sink unit and a ceiling light.

**FIRST FLOOR LANDING**

There is an access point into the loft space, doors to the bedrooms and bathroom, a double panel central heating radiator and mezzanine which overlooks the lounge.

**BEDROOM 1**

**15'2" x 11'10" (4.62m x 3.61m)**

A large double bedroom, it has a double glazed window with an outlook to the front, with a very scenic view over farmland, a central heating radiator and a door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

The en-suite is fitted with a separate shower enclosure, wash basin and a low flush w/c. There is a central heating radiator, tiling to the four walls and a double glazed window.

**BEDROOM 2**

**12'0" x 11'2" (3.66m x 3.40m)**

A large second double bedroom, it has a pvc double glazed window to the front, again with the views, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**10'8" x 10'0" (3.25m x 3.05m)**

Bedroom 3 also has a double glazed window to the front, a central heating radiator and a central ceiling light, plus built in wardrobes to the recess.

**BEDROOM 4**

**9'6" x 6'6" (2.90m x 1.98m)**

presently used as an office, there is a double glazed window, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a suite that comprises of a panelled bath, wash hand basin, a low flush w/c and a separate shower enclosure. There is a central heating radiator, in built cupboard which houses the hot water cylinder with linen storage space above, modern water proof style ceiling and inset spotlighting.

**OUTSIDE**

The property stands on an attractive plot with an outlook over open fields and farmland beyond including horses in the neighbouring field.

**REAR GARDEN**

The rear garden is a good size nicely enclosed with stone walling, fencing and hedges to the perimeters. There is a double garage and parking, with access off Rectory Close.

**DOUBLE GARAGE**

**19'0" x 17'2" (5.79m x 5.23m)**

Power and light laid on.

**AGENTS NOTES:**

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

SERVICES - Mains electricity and water are connected to the property. Drainage is via a septic tank.

DOUBLE GLAZING - The property is fitted with timber casement double glazing.

HEATING - The property has an oil fired central heating system installed.

COUNCIL TAX - This property is Band F.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 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                    |  | 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                             |  | EU Directive 2002/91/EC |           |

