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horton knights of doncaster



Manor Drive, Bennetthorpe, Doncaster, DN2 6BX
Guide Price £200,000 - £220,000

GOOD SIZED 3 BEDROOM SEMI DETACHED HOUSE / ATTRACTIVE SOUTHERLY FACING REAR GARDEN / 3 SPACIOUS BEDROOMS / GREAT ACCESS TO DONCASTER'S LOCAL AMENITIES / VIEWING RECOMMENDED //

Set on this lovely roadway near Doncaster City Centre, a lovely well proportioned 3 bedroom semi detached house. With gas central heating and PVC double glazing throughout, it comprises: Entrance portico, entrance hall, lounge opening into a dining room, living dining kitchen, first floor landing, 3 bedrooms including 2 good sized doubles and a house bathroom. Outside to the front, there is an enclosed garden area with a side driveway which leads up a detached garage. To the rear is a beautiful lawned garden with a patio area and maturing trees providing screening during the summer months. Well placed with access to local amenities including shops, schools and bus routes, viewing is essential to appreciate all this property has to offer!

ACCOMMODATION

2 PVC double glazed double opening doors with decorative glazed insets leads into an entrance portico.

ENTRANCE PORTICO

This has court rail, timber effect vinyl flooring and a traditional panelled door which leads into the entrance hall.

ENTRANCE HALL

This is a good size, there is a central heating radiator concealed behind a radiator grille, a staircase to the first floor accommodation with decorative panelling, timber effect laminate flooring, a central ceiling light, dado rail, picture rail and a door into the through lounge and dining room.

LOUNGE

15'6" into bay x 11'1" (4.72m into bay x 3.38m)

The lounge area is located towards the front, it has a deep PVC double glazed bay window with leaded glazed quarter lights to the front, a feature fireplace with a living flame gas fire inset, a central heating radiator concealed behind a radiator grille, coving, picture rail, a ceiling light and double doors into the dining area.

DINING ROOM

12'4" x 10'4" (3.76m x 3.15m)

Again a good size, it has a radiator concealed behind a radiator grille, a central ceiling light and a sliding door which leads into an now extended 'L' shaped living dining kitchen

LIVING DINING KITCHEN

16'4" x 11'0" (4.98m x 3.35m)

Fitted with a range of high and low level units finished with a rolled edge work surface, there is a four ring gas hob with a glass splashback with an integrated oven beneath, a single drain stainless steel sink unit with a mixer tap,

laminare flooring, 2 PVC double glazed double opening doors leading out onto the rear garden, a further PVC double glazed window and inset spotlighting to the ceiling. There is plumbing for an automatic washing machine, room for a tumble dryer, a wall mounted cupboard housing a gas fired combination type boiler which supplies domestic hot water and central heating systems and a central heating radiator, as well as in built cupboards, laminate flooring and a deep in built understairs storage cupboard.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, a built in cupboard with pine panelled doors, a central ceiling lights and doors to the remaining accommodation.

BEDROOM 1

15'3" into bay x 10'6" (4.65m into bay x 3.20m)

A lovely double bedroom, it has a deep PVC double glazed bay window to the front, a central ceiling light, picture rail and a central heating radiator concealed behind a radiator grille.

BEDROOM 2

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

This has a PVC double glazed window to the rear, a central heating radiator concealed behind a radiator grille, picture rail and a ceiling light.

BEDROOM 3

9'7" into bay x 6'8" (2.92m into bay x 2.03m)

With a PVC double glazed bay window to the front, a central heating radiator, picture rail and a ceiling light.

BATHROOM

6'8" x 6'6" (2.03m x 1.98m)

Fitted with a white suite comprising of a panelled bath with an independent electric shower over, a pedestal wash hand basin, a low flush W/C, a contemporary style towel rail/

radiator, an inbuilt cupboard to the chimney recess, tiled flooring, a central ceiling light plus access into the loft space.

LOFT SPACE

The loft space has been insulated.

OUTSIDE

To the front of the property there is an enclosed garden area, a dropped curb which provides off road parking and it is walled with double gates giving access down to the garage.

GARAGE

A concrete garage with an up and over door, power and light laid on, asbestos roof???

REAR GARDEN

The rear garden itself is all enclosed, it enjoys a southerly aspect and therefore a good amount of natural sunshine and day light shines. There are shaped flower beds and borders stocked with a variety of shrubs and plants and there are several maturing trees which provide screening during the summer months.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various. It should be noted that the double glazing is a dark mahogany colour on the exterior to the front and white on the interior whilst the remainder is white.

HEATING - Gas radiator central heating, age of boiler 2022.

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 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

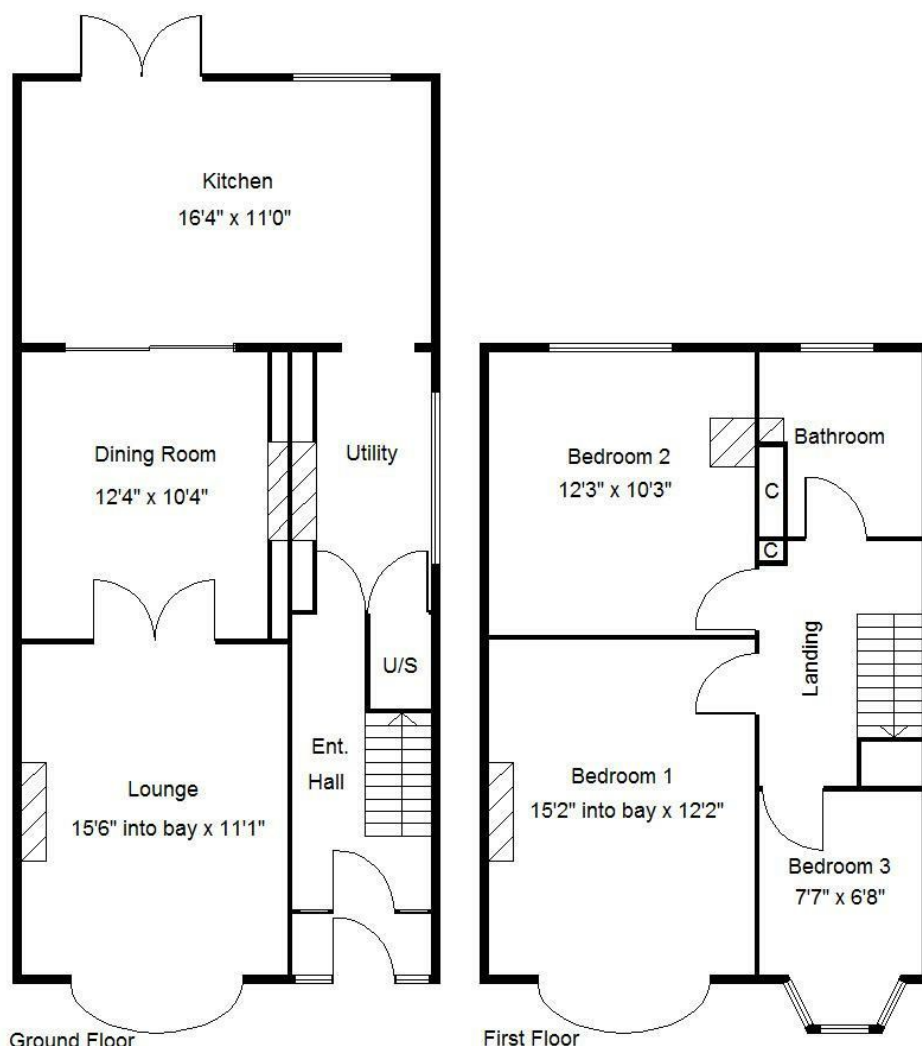
carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 63 | |
| (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 | |