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**Kennington Grove, Edlington, Doncaster, DN12 1SX**  
**Offers Over £140,000**

**2 BEDROOM SEMI DETACHED HOUSE / LOVELY CORNER POSITION / REAR CONSERVATORY / LARGE WORKSHOP & STORE / SOUTHERLY FACING REAR GARDEN/ VIEWING ESSENTIAL //**

Located on this attractive corner position on the fringe of the development with a more open outlook to the rear, a lovely 2 bedroom semi detached house with a conservatory and a large brick built store/ workshop. The property has a gas radiator central heating system, new boiler was fitted in 2023, new PVC double glazing 2020 and briefly comprises: Entrance hall, spacious open plan living room with stairs to the first floor, fitted kitchen, timber casement double glazed conservatory, first floor landing, 2 double bedrooms and a modern white bathroom with a shower. Outside are attractive gardens, the rear has a lovely southerly aspect with a large workshop/ store, plus a long driveway with space for 3 vehicles. Well placed with access to local amenities within Edlington village, and access to the A1/M18 and motorways network. Early viewing is recommended.

**ACCOMMODATION**

A PVC double glazed entrance door leads into the property's entrance porch.

**ENTRANCE HALL**

This has a central ceiling light, a central heating radiator, coat rail and a door into an open plan living room.

**OPEN PLAN LIVING ROOM**

**17'6" x 12'0" (5.33m x 3.66m)**

This is probably better demonstrated by the floor plan and photographs, it is a good sized room and has a broad PVC double glazed window to the front, a double panel central heating radiator, a feature fireplace and a staircase giving access to the first floor with a built in understairs storage cupboard. There are 2 central ceiling pendant lights and a door to the kitchen.

**FITTED KITCHEN**

**12'0" x 6'9" (3.66m x 2.06m)**

This is all nicely finished with a range of high and low level units finished with a rolled edge work surface, there is a deep recess suitable for a gas cooker with an extractor hood above, a twin circular sink and drainer set with a mixer tap, plumbing for an automatic washing machine, room for a tall fridge freezer, a wall mounted gas fired boiler which supplies domestic hot water and central heating systems and a double panel central heating radiator. There is also a laminate floor covering and a door into the conservatory / sun room.

**CONSERVATORY**

**11'10" x 9'10" (3.61m x 3.00m)**

This is timber framed double glazed units onto a brick base, it has 2 central heating radiators, tiled flooring, 2 double glazed doors giving access onto the rear

garden and a pitched polycarbonate lean to style roof, central ceiling light and power laid on.

**FIRST FLOOR LANDING**

There is an access point into the loft space, a central ceiling light and doors to the bedrooms and bathrooms.

**BEDROOM 1**

**12'0" x 9'10" max (3.66m x 3.00m max)**

A good sized double bedroom, it has a broad PVC double glazed window with an outlook over the rear garden and a more open outlook beyond, a central ceiling light and a central heating radiator.

**BEDROOM 2**

**12'0" x 9'0" (3.66m x 2.74m)**

A second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built in cupboard with storage.

**BATHROOM**

**6'9" x 5'0" (2.06m x 1.52m)**

All smartly finished with a modern white suite that comprises of a panelled bath with a shower over and a shower screen, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the walls, coordinating floor tiling, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

**OUTSIDE**

The property stands on a good sized corner plot, the front is all smartly presented with a shaped lawn including flower beds and borders stocked with a variety of shrubs and plants and a pedestrian pathway to the front door.

**REAR GARDEN**

The rear is a real sun trap with a South facing aspect, it is all enclosed with concrete posts and timber fencing to the perimeters, there is a gate to the rear boundary line which gives access onto the driveway where there is parking space for 2/3 vehicles. The rear garden itself is mainly lawned with a sleeper style border stocked with a variety of shrubs and plants. To the side there is a large brick store approx 12'0 x 8'0 a perfect workshop/ man cave or similar.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, fitted in 2020.

HEATING - Gas central heating, boiler installed in 2023.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 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

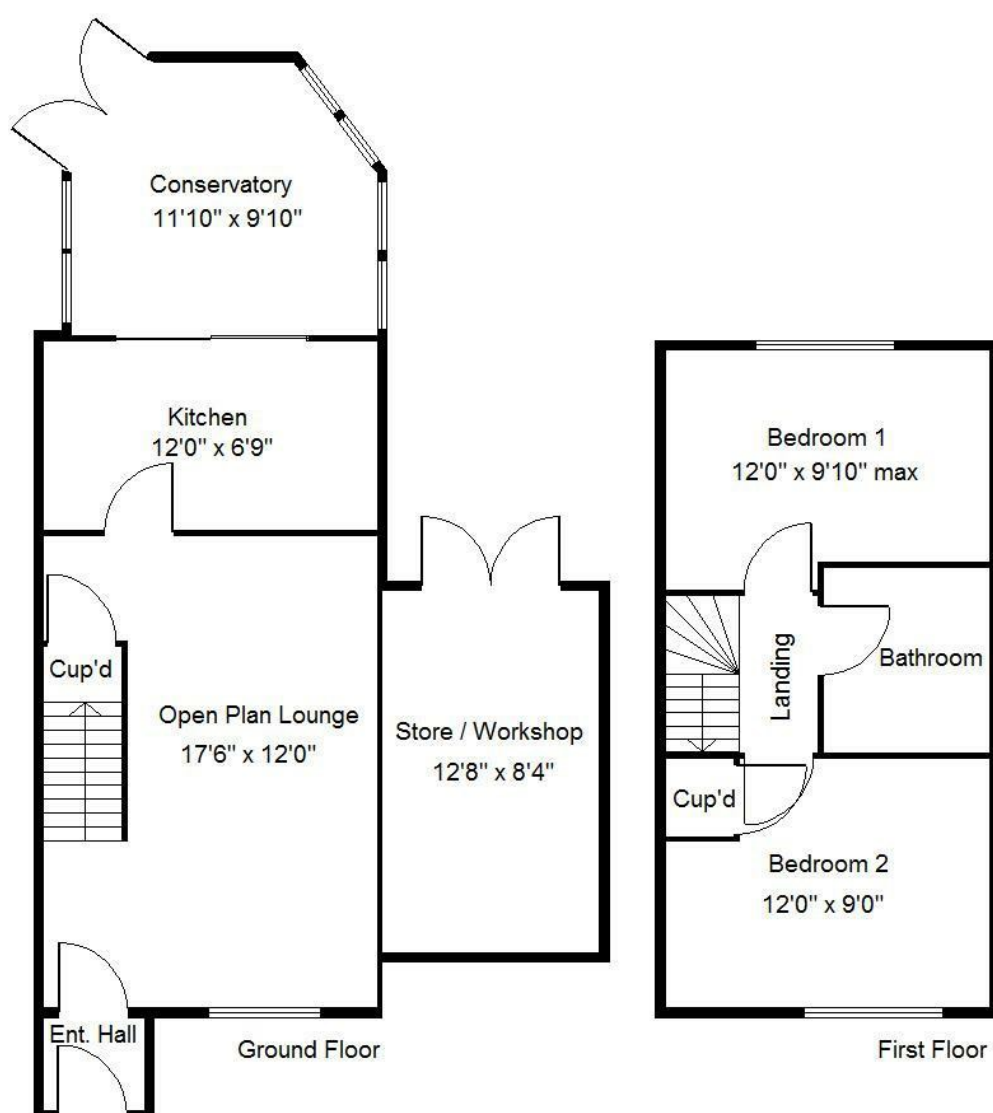
part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	