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Tatenhill Gardens, Cantley, Doncaster, DN4 6TL  
Offers Over £235,000

**Tucked away in this peaceful cul-de-sac location, this really nicely proportioned detached bungalow.**

The accommodation benefits from gas central heating, PVC double glazing and comprises: Entrance hall, 'L' shaped living/dining room, kitchen, 3 good sized bedrooms including 2 double bedrooms and a good single, a separate W/C and bathroom. Outside the property has a nice frontage with an open plan garden and a long driveway providing ample off street parking even for a mobile home/ caravan. There is a detached garage and a well proportioned enclosed rear garden. Located where the property is affords it great access to all of Cantley and Bessacarr's many amenities including bus routes, shops, supermarkets and reasonably quick access to Doncaster City Centre itself. The property is offered with early vacant possession and no onward chain... it is sensibly priced to sell and early viewing is highly recommended to appreciate all it has to offer.

**ACCOMMODATION**

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

**ENTRANCE HALL**

With a built in storage cupboard including shelving and coat hooks, a central heating radiator, coving to the textured ceiling and doors leading off to the main accommodation.

**OPEN PLAN LIVING DINING ROOM**

**22'1" x 15'0" max (6.73m x 4.57m max)**

A really good sized 'L' shaped room, it has 2 large PVC double glazed windows to the front letting in plenty of natural sunlight, 2 double panel central heating radiators, coving to the ceiling and a decorative fire surround with an electric fire.

**KITCHEN**

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

Fitted with high and low level cupboards with a rolled edge work surface incorporating a single bowl stainless steel sink with tiled splashbacks, a gas cooker point with appliance recess, plumbing for a washing machine, a floor standing gas central heating boiler with a built in airing cupboard housing a hot water cylinder and a further pantry style cupboard. There is a textured ceiling, a PVC double glazed window to the side and a PVC double glazed door giving access to the left hand walkway.

**BEDROOM 1**

**13'9" x 11'0" (4.19m x 3.35m)**

A lovely sized double bedroom with a PVC double glazed window to the rear, a central heating radiator and ample fitted wardrobes and drawers providing storage space.

**BEDROOM 2**

**13'9" x 10'8" (4.19m x 3.25m)**

Another double bedroom with a PVC double glazed window to the rear, a central heating radiator and coving to the ceiling.

**BEDROOM 3**

**8'11" x 7'6" (2.72m x 2.29m)**

A decent sized single room, it has a PVC double glazed window to the side, a central heating radiator and coving to the ceiling.

**SEPARATE W/C**

**5'6" x 2'8" (1.68m x 0.81m)**

Fitted with a low flush W/C, a PVC double glazed window to the side and coving to the ceiling.

**BATHROOM**

**5'6" x 5'2" (1.68m x 1.57m)**

A separate bathroom with a pedestal wash hand basin and a panelled bath with a wall mounted electric shower above. There is tiling to the bathing and splashback areas, a central heating radiator and a PVC double glazed window to the side.

**OUTSIDE**

The property sits on an overall generous plot with an open plan lawned garden to the front and a long twin track paved driveway providing off street parking for several vehicles. The drive itself would accommodate possibly a mobile home due to its extra available width.

**DETACHED GARAGE**

There is a detached brick built garage which has an up and over door to the front, light and electricity supplied plus a timber and glazed personnel door to the left side of the garage and a single glazed window to the rear.

**REAR GARDEN**

A well proportioned enclosed rear garden, it is laid to lawn with concrete posts and timber fencing to the boundary and there is a timber framed summer house.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas central heating, age of boiler unknown.

COUNCIL TAX - Band C.

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 EE, Three 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.

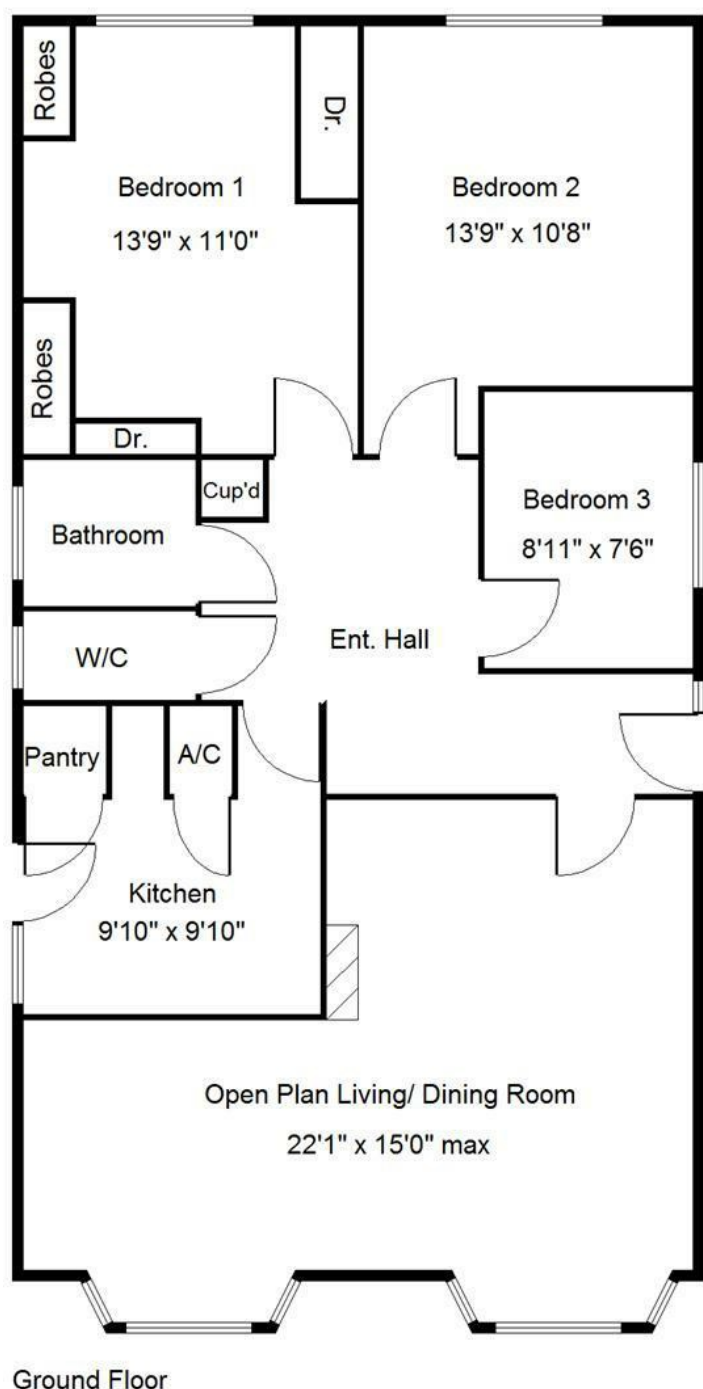
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	