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Long Field Drive, Edenthorpe, Doncaster, DN3 2RG  
Offers Over £229,950

Neatly hidden away at the end of this popular cul-de-sac, this detached home offers great access to a good range of amenities.

Benefiting from gas central heating and PVC double glazing, the accommodation comprises: Entrance hall, good sized square shaped lounge, conservatory, kitchen and ground floor W/C. To the first floor is the landing, main bedroom with freshly re fitted en suite shower room, 2 further bedrooms and a smart main bathroom. Outside the property is equally as nice with an open front, off street parking for at least 2 vehicles and a really nicely proportioned rear garden. The nearby schools are held in really good regard plus lots of other amenities including excellent travel links. Viewing is highly recommended.

**ACCOMMODATION**

A PVC double glazed door gives access to the property's entrance hall.

**ENTRANCE HALL**

This has a staircase rising to the first floor accommodation with open planned under stairs storage and doors leading off to the ground floor accommodation.

**GROUND FLOOR W/C**

With a modern white suite comprising of a low flush W/C and a pedestal wash hand basin, contemporary style tiled splashbacks finished in grey with a further attractive grey ceramic tiled floor, a central heating radiator and a PVC double glazed window to the side elevation.

**LOUNGE**

**14'7" x 12'3" (4.45m x 3.73m)**

This is a lovely sized room which extends to the full width of the property, it has double glazed patio doors leading into the conservatory, a central heating radiator, wood style laminated flooring and coving to the ceiling.

**CONSERVATORY**

**11'1" x 8'10" (3.38m x 2.69m)**

Making a great addition to the ground floor living space, the conservatory is constructed of a brick-built dwarf wall with double glazed windows to the side and rear elevations plus PVC double glazed doors giving access into the rear garden. There is a pitched polyurethane roof, a wall mounted electric heater and wood style laminated flooring.

**KITCHEN**

**12'10" x 7'3" (3.91m x 2.21m)**

Fitted with a range of wall mounted cupboards and base units, having a granite effect rolled edged work surface incorporating a 1 1/2 bowl stainless steel sink with a chrome mixer tap and a tiled splashback. There is an integrated electric oven with a matching four-ring brushed stainless steel gas hob and an extractor hood above. Having plumbing for a dishwasher and appliance recess, with further plumbing for a washing machine and appliance recess for low-level fridge. This also has a wall mounted gas central heating boiler, a central heating radiator, further ceramic tiling to the floor, a PVC double glazed window to the front plus a PVC double glazed door giving access to the side of the property.

**FIRST FLOOR LANDING**

Having a PVC double glazed window to the side elevation, access to the loft space, a central heating radiator and doors leading off to the remaining accommodation.

**BEDROOM 1**

**11'2" x 10'11" (3.40m x 3.33m)**

There is a PVC double glazed window to the front elevation, a central heating radiator, wood style laminated flooring and a built-in airing cupboard housing a hot water cylinder.

**EN SUITE SHOWER ROOM**

Renovated by the current owners, this is a lovely modern room with a contemporary style white suite comprising of a low flush W/C with a concealed cistern, a wash hand basin set into a vanity unit and a double width shower cubicle housing a wall mounted electric shower, there is lovely marble style tiling to the shower and splashback areas and matching floor tiles,

a heated towel rail, a PVC double glazed window to the front and an extractor fan as well as halogen spotlighting to the ceiling.

**BEDROOM 2**

**8'8" x 7'7" (2.64m x 2.31m)**

Set at the rear of the property with a PVC double glazed window enjoying the view over the rear garden and a central heating radiator.

**BEDROOM 3**

**8'8" x 5'11" (2.64m x 1.80m)**

Having a PVC double glazed window to the rear elevation, a central heating radiator and wood style laminated flooring.

**BATHROOM**

Once again, a very smartly finished three-piece white suite comprising of a low flush WC, a pedestal wash hand basin and a panelled bath with a wall mounted electric shower having brushed aluminium and glass shower screen. There is full tiling to the walls and further ceramic tiling to the floor, a PVC ceiling covering creating a very low maintenance bathroom, a wall mounted heated towel rail, halogen spotlights, an extractor fan and a PVC double glazed window to the side elevation.

**OUTSIDE**

To the front of the property there is an open plan lawn garden finished with decorative shrubs and plants, plus a tarmac driveway provides off street parking for at least two vehicles. This leads to the side of the property where there is an iron gate giving access into the rear garden.

**REAR GARDEN**

The rear offers a good degree of privacy, it is laid predominately to lawn with timber fencing to the boundary and a useful timber storage shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast 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.

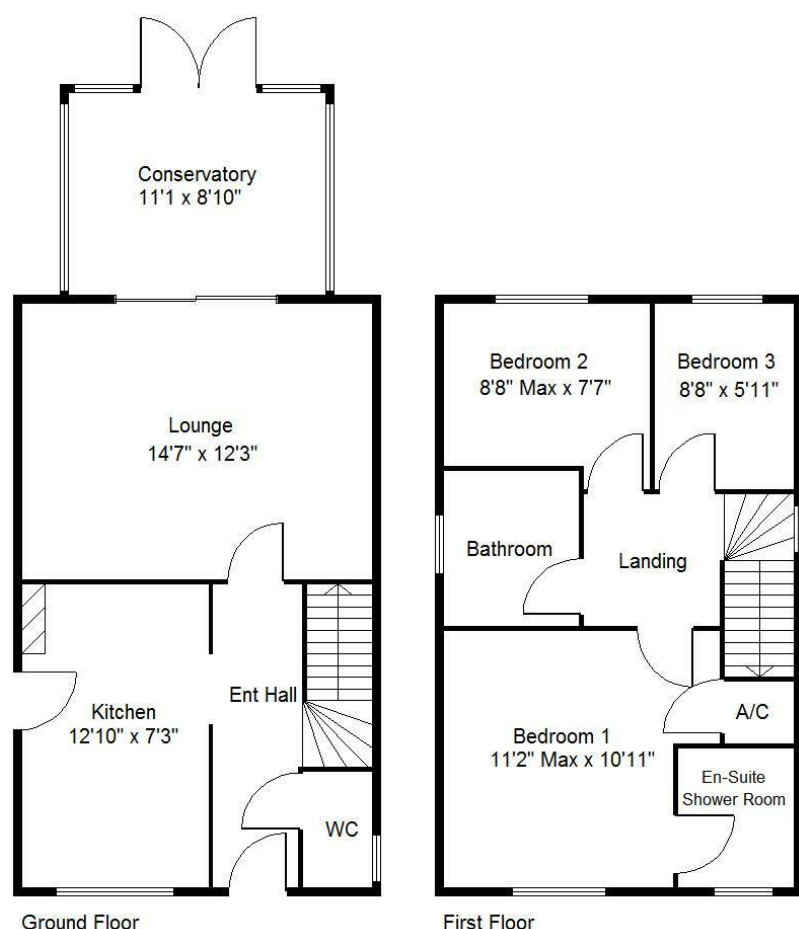
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prospective buyers are kindly asked to take specific advice from their professional advisors.

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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	