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**Elm Drive, Finningley, Doncaster**  
**Guide Price £399,000 - £430,000**

43 Elm Drive, Finningley, Doncaster, DN9 3EF

**LARGE DETACHED BUNGALOW/ VERY STYLISH INTERIOR/ SPACIOUS LIVING ACCOMMODATION/ 3/4 BEDROOMS/ FULLY FITTED OPEN PLAN DINING KITCHEN/ CONTEMPORARY BATHROOMS/ VILLAGE CUL-DE-SAC LOCATION/ INTERNAL VIEWING ESSENTIAL.**

An internal inspection is highly recommended to appreciate the size, space and interior styling of this large 3/4 bedroom detached bungalow. Finished with high quality fittings throughout it has a gas central heating system via a combination type boiler (Guaranteed up until March 2031), pvc double glazing, recently installed CCTV and a security system and it briefly comprises: Large 'L' shaped entrance hall, lounge with a log burner, open plan fully fitted dining kitchen with a peninsular island, sunroom, utility room. 3 bedrooms and a home office/ craft room or occasional bedroom 4, contemporary shower room and an additional separate wc. Outside there are good sized gardens, all well maintained with paved patios, covered decked patio, a large carport and an attached garage for storage. Lovely cul-de-sac location with access to all the village amenities plus access to the City centre and the market town of Bawtry. **BUYERS WILL NOT BE DISAPPOINTED.**

### **ACCOMMODATION**

A contemporary composite styled double glazed entrance door leads into the property's entrance hall.

### **ENTRANCE HALL**

This is a large hall, it is all smartly finished and sets the theme for the remainder of the property. There is a modern laminate floor covering, a central heating radiator, coving, a central ceiling light and 2x tall built in cupboards with a coat rail and shelving. A Oak glazed door from here continues into the lounge.

### **LOUNGE**

17'4" x 14'0" (5.28m x 4.27m)

This is a very good sized and well presented front facing reception room, it has a feature fireplace with a log burner inset, ornate cornicing, two central ceiling lights, a double panel central heating radiator, a continuation of the laminate flooring and two double opening interior doors which lead through into the now open plan dining kitchen.

### **OPEN PLAN DINING KITCHEN**

23'0" x 10'0" max (7.01m x 3.05m max)

This is all beautifully finished, it is fitted with a range of modern high and low level units finished with high gloss cabinet doors, a contrasting roll edge work surface and tiled splash backs. There is a new four ring ceramic hob, a new integrated oven, an extractor hood, an integrated 1 ½ bowl resin sink unit with a mixer tap, a new integrated fridge and an integrated tall freezer. There is a continuation of the laminate flooring with feature plinth lighting, a double panel central heating radiator, tall contemporary style radiator, coving, inset spotlighting to the ceiling, a PVC double glazed window to the rear, a composite double glazed rear door and further double opening sliding patio doors which lead out into the conservatory.

### **CONSERVATORY**

11'6" x 10'8" (3.51m x 3.25m)

This has been upgraded in recent years to create a modern, attractive living space which now includes a

tiled roof with inset spotlighting, PVC double glazed double opening doors, laminate flooring and a central heating radiator.

### **UTILITY ROOM**

There is a glazed door leading from the dining area into the utility room. This has all been co-ordinated with the kitchen, it has plumbing for a dishwasher, a washing machine, room for a tumble dryer, wall mounted cabinets, a PVC double glazed window, laminate flooring and an oak interior door which leads through into the garage.

From the hall, doors lead to;

### **BEDROOM 1**

13'6" max x 11'9" (4.11m max x 3.58m)

A large double bedroom, it has a dual aspect with a PVC double glazed bow window and a further PVC double glazed window to the side. There are fitted wardrobes, coving, a ceiling light and an oak interior door continues through into the shower room.



## FAMILY BATHROOM

8'10" x 8'6" (2.69m x 2.59m)

All beautifully fitted with a modern white suite that has a low level walk in shower enclosure finished with a diamante style waterproof wall, a wash basin inset to vanity unit and a low flush w/c. There is tiled flooring, matching tiled walls, inset spotlighting to the ceiling, a contemporary style radiator and storage cabinets. A second door from here continues back into the hall.

## BEDROOM 2

11'0" x 9'2" (3.35m x 2.79m)

A second double bedroom, it has a PVC double glazed window with an outlook of the property's rear garden, a central heating radiator, coving and a central ceiling light.

## BEDROOM 3

11'7" x 8'2" (3.53m x 2.49m)

Again, a comfortable double room, it has a PVC double glazed window to the side, a central heating radiator, coving and a central ceiling light.

## OFFICE / CRAFT ROOM/ BEDROOM 4

11'0" x 9'6" (3.35m x 2.90m)

A door from bedroom 3 continues into an office, playroom or even an occasional fourth bedroom if required. This has two PVC double glazed double opening doors which open out onto the rear patio and garden, laminate flooring, coving, a central ceiling light and a central heating radiator.

## SEPARATE W/C

This is fitted with a co-ordinating white suite, comprising of a low flush W/C, a wash hand basin, a PVC double glazed window, tiling to the walls and a tiled floor covering.

## OUTSIDE

The property stands on an attractive plot, with gated access from both sides into rear. The front is block paved, which provides ample car standing, and in turn leads to an attached garage, plus a gate to the

side into a carport. It should be noted there is a provision of an outside 240 volt power supply adjacent to the car porch. There is an ornamental lawn with a flowering tree inset.

## ATTACHED GARAGE

16'2" x 8'10" (4.93m x 2.69m)

A storage garage/ workshop, with an up and over door, power and light laid on

## REAR GARDEN

A beautiful rear garden, it is mainly lawned with a feature paved patio and sitting area which extends across the rear elevation. There is a decked area with a pergola which provides shaded seating during the summer months, perfect for alfresco dining, external lighting, including feature lighting, 2x water butts and two external water taps.

## AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system installed via a combination type boiler which is in the loft space. The boiler was installed in March 2021 and guaranteed up to March 2031.

SECURITY - The property has CCTV and an alarm system fitted - Both recently installed.

COUNCIL TAX - This property is Band D.

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		100
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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	



















