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**Field Lane, Auckley, Doncaster, DN9 3RP**  
**Offers In The Region Of £270,000**



**GORGEOUS CONTEMPORARY STYLE 3 STOREY 5 BEDROOM SEMI DETACHED HOUSE / EXTENSIVE UPGRADES OVER STANDARD HOUSE TYPE / BEAUTIFUL PROFESSIONALLY LANDSCAPED REAR GARDEN / CONTEMPORARY THEME THROUGHOUT / INTERNAL VIEWING ESSENTIAL //**

Situated on the fringe of this modern development, a stunning 5 bedroom, storey semi detached house offering spacious family living in this very popular residential area. The property has a gas radiator central heating system including under floor heating on the ground floor, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, beautiful open plan upgraded kitchen with additional LED feature lighting and integrated appliances, large open plan living room with bi-folds onto the rear garden, ground floor W/C, first floor landing, a principal bedroom and a further double bedroom/ second sitting room with en suite shower room, second floor landing, 3 further bedrooms and the house bathroom. Outside, are the front and rear gardens, the rear has been professionally landscaped and there is ample off road parking. Attractive position with an open aspect to the front, close to amenities including Great Yorkshire Way and access to motorway networks. VIEWING IS HIGHLY RECOMMENDED.

**ACCOMMODATION**

A composite style double glazed entrance door leads into the property's entrance hall. The ground floor benefits from underfloor heating.

**ENTRANCE HALL**

This is all smartly finished, it has a modern upgraded luxury vinyl tile floor covering, a staircase to the first floor accommodation, a central ceiling pendant light and a door into an open plan contemporary style kitchen.

**OPEN PLAN KITCHEN**

**12'9" max x 11'8" (3.89m max x 3.56m)**

This is all beautifully finished with a range of modern high and low level units finished with a contrasting cabinet door, and co-ordinating work surface. Integrated appliances include, a four ring ceramic hob with a stainless steel splashback, an integrated oven, combination microwave, and an integrated dishwasher. There is plumbing for an automatic washing machine, room for a tall fridge freezer, a single drainer stainless steel sink unit with a contemporary style mixer tap. With a PVC double glazed window. The kitchen opens onto the large open plan living area.

**OPEN PLAN LIVING AREA**

**16'7" x 14'0" max (5.05m x 4.27m max)**

A lovely space which benefits from the feature bi-fold doors which open and give access directly into the rear garden, a continuation of the LVT flooring, a feature wall with television points etc, a deep understairs storage cupboard, a central ceiling pendant light.

**GROUND FLOOR CLOAKS W/C**

Again, all smartly finished with a modern two piece white suite with contrasting tiles, there is a low flush W/C, a wash hand basin, LVT, a central ceiling light and an extractor fan.

**FIRST FLOOR LANDING**

This has a PVC double glazed window to the side, a staircase continuing to the upper floor, a central heating radiator and doors to;

**BEDROOM 2/ SECOND SITTING ROOM**

**16'7" x 9'2" max (5.05m x 2.79m max)**

Designed as either a bedroom or first floor sitting room, it gives the house versatility, it has 2 PVC double glazed windows to the rear elevation, a double panel central heating radiator, laminate flooring and a central ceiling pendant light.

**BEDROOM 1**

**14'6" to robes x 10'1" max (4.42m to robes x 3.07m max)**

A large front facing double bedroom, it has 2 PVC double glazed windows to the front elevation, modern laminate flooring, a central heating radiator, a central ceiling light and a range of custom built in wardrobes concealing hanging rail and storage.

**EN SUITE SHOWER ROOM**

Again, all beautifully finished with a very contemporary theme, it comprises of a walk in shower, a wash hand basin, a low flush W/C, tiling, vinyl flooring, a central heating radiator and an extractor fan.

**SECOND FLOOR LANDING**

There is a PVC double glazed window to the side, a deep built in storage cupboard which houses the gas fired combination type boiler supplying domestic hot water and central heating systems and doors to the bedrooms and bathroom.

**BEDROOM 3**

**13'0" x 9'2" (3.96m x 2.79m)**

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

**BEDROOM 4**

**12'3" x 9'2" (3.73m x 2.79m)**

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling pendant light.

**BEDROOM 5**

**8'6" x 7'2" (2.59m x 2.18m)**

This has a PVC double glazed window with an outlook to the rear, a central ceiling pendant light and a central heating radiator.

**BATHROOM**

Beautifully finished with a modern white suite which comprises of a panelled bath with a mixer shower over including a glazed shower screen, a floating wash hand basin and a low flush W/C. There is modern tiling, a PVC double glazed window, a central ceiling light, an extractor fan and a central heating radiator.

**OUTSIDE**

To the front of the property, there is long side drive offering ample car parking for several vehicles. There is a hard landscaped central garden with feature shrubs inset. It should be noted, the front of the property enjoys a more open aspect.

**REAR GARDEN**

The rear has been professionally landscaped, paved with ornamental grass providing easier and lower maintenance. There are raised flower beds and borders stocked with a variety of shrubs and plants, all enclosed with a brick wall and timber fencing to the perimeters.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age of units 2022.

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

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, 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.

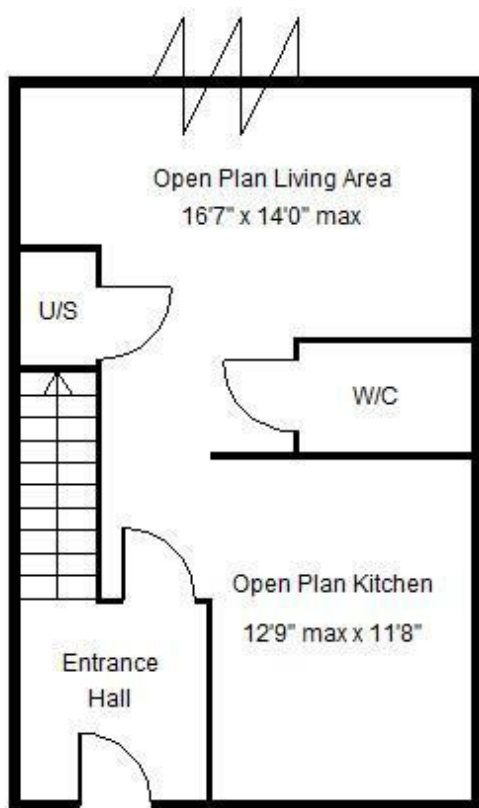
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**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

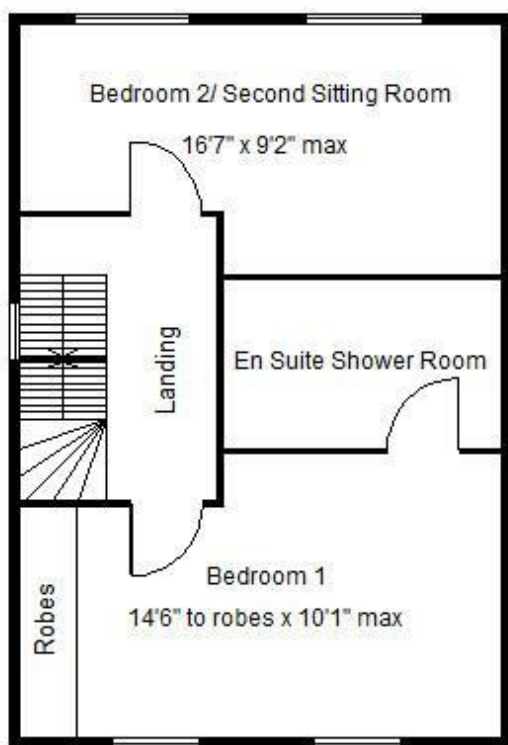
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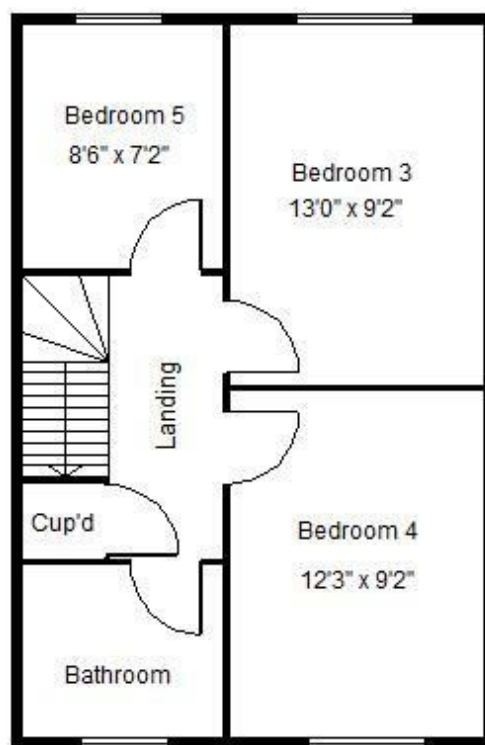
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Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	