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Langsett Court, Lakeside, Doncaster, DN4 5PW  
Offers Over £300,000

**MUST BE VIEWED, NO ONWARDS CHAIN..... ATTRACTIVE 4 BEDROOM DETACHED HOUSE / BEAUTIFUL ORANGERY OVERLOOKING THE GARDEN / CONTEMPORARY INTERIOR INCLUDING OAK DOORS / KITCHEN WITH INTEGRATED APPLIANCES / EN-SUITE TO MAIN BED / PRIVATE REAR GARDEN / EARLY VIEWING ESSENTIAL //**

Located on this popular Lakeside development, an attractive 4 bedroom, 2 1/2 bathroom detached house with a large orangery overlooking the rear garden. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall, ground floor w.c. spacious open plan living space, large orangery, fitted kitchen with integrated appliances, first floor landing, 4 good bedrooms with an en suite to the main bedroom plus a further house bathroom. Outside are attractive gardens, the front provides off road parking for 2 vehicles side by side plus a private enclosed rear garden. Well placed with access to local amenities including Lakeside retail and leisure and motorway networks... viewing is highly recommended.

**ACCOMMODATION**

A portico gives shelter to a contemporary style double glazed entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, cornicing to the ceiling, a central ceiling light, a smoke alarm and an oak interior door which leads through to the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush W/C, a corner wash hand basin, modern tiling, a contemporary style towel rail/ radiator, a continuation of the laminate flooring, spotlighting to the ceiling and an extractor fan.

**OPEN PLAN LOUNGE / DINING ROOM**

**22'4" x 12'2" max (6.81m x 3.71m max)**

This is probably better demonstrated by the floorplan and photographs, it is a good sized open space with a broad PVC double glazed window giving an outlook over the garden, further double glazed bi-fold doors, 2 central heating radiators, modern laminate flooring, ornate cornicing and 2 ceiling lights.

**ORANGERY**

**22'4" x 10'6" (6.81m x 3.20m)**

This is a more recent addition, it is a particularly good size and has pvc double glazing to the side & elevations, incorporating double glazed double opening doors onto the rear garden. There is a tiled floor covering with under floor heating, power and light laid on.

**FITTED KITCHEN**

**13'0" x 7'7" (3.96m x 2.31m)**

This is fitted with a range of modern high and low level units finished with a rolled edge work surface and matching

splashbacks. There is a 1 1/2 bowl single drainer stainless steel sink unit with a mixer tap, a four ring ceramic hob with an extractor hood above, an integrated double oven. Plus an integrated fridge/ freezer and dishwasher. There is a contemporary style column radiator, modern Karndean style flooring, a central ceiling light, a double glazed side door and a modern spotlight fitment.

**FIRST FLOOR LANDING**

This has an access point into the loft space, coving to the ceiling, a central ceiling light, a cupboard housing the hot water cylinder and linen storage and doors leading off to the bedrooms and bathroom.

**BEDROOM 1**

**11'0" x 9'0" to w/r fronts (3.35m x 2.74m to w/r fronts)**

An attractive front facing double bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and a door into the en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a corner shower enclosure, a wash hand basin and a low flush W/C, there is tiling to the four walls, coordinating floor tiling, a contemporary style shower rail/ radiator, inset spotlighting, an extractor fan and a PVC double glazed window.

**BEDROOM 2**

**13'2" max x 8'0" max (4.01m max x 2.44m max)**

A good sized second double bedroom, it has a PVC double glazed window to the front, coving, a central ceiling light and a central heating radiator.

**BEDROOM 3**

**11'0" x 8'0" to w/r fronts (3.35m x 2.44m to w/r fronts)**

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

**BEDROOM 4**

**11'2" x 6'0" (3.40m x 1.83m)**

A comfortable sized single bedroom, it has a PVC double glazed window to the rear, a central heating radiator, coving and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a modern three piece suite that comprises of a shower style panelled bath with a concealed tap, a pedestal wash hand basin and a low flush W/C. PVC double glazed window, an extractor fan, inset spotlighting to the ceiling and a contemporary style towel rail/ radiator.

**OUTSIDE**

To the front of the property, there is an attractive garden area, this has been hard landscaped with ornamental shrubs and bushes providing screening and offering off road parking for 2 cars side by side.

**REAR GARDEN**

The rear garden is nicely enclosed, it has maturing shrubs and plants, timber fencing to the perimeters which provides privacy, it is mainly laid to artificial lawn with an ornate decorative pebbled border with planters etc inset plus a corner offset shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. ????

HEATING - Gas radiator central heating. Age of boiler ????

COUNCIL TAX - Band D.

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, Three, 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

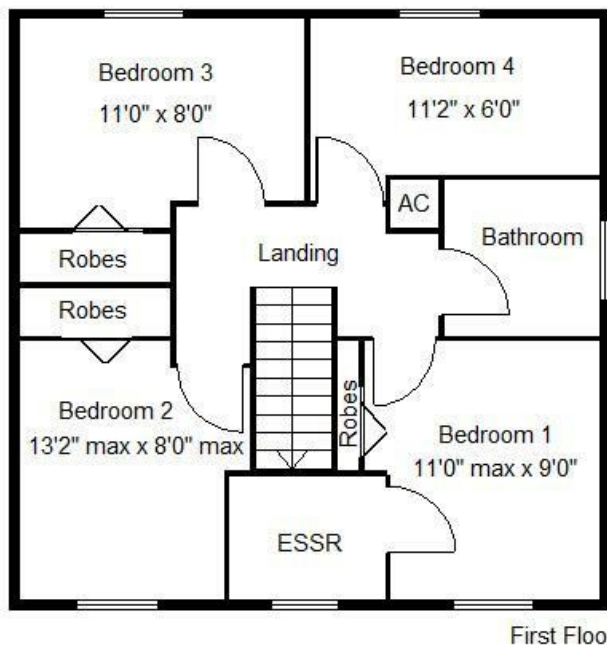
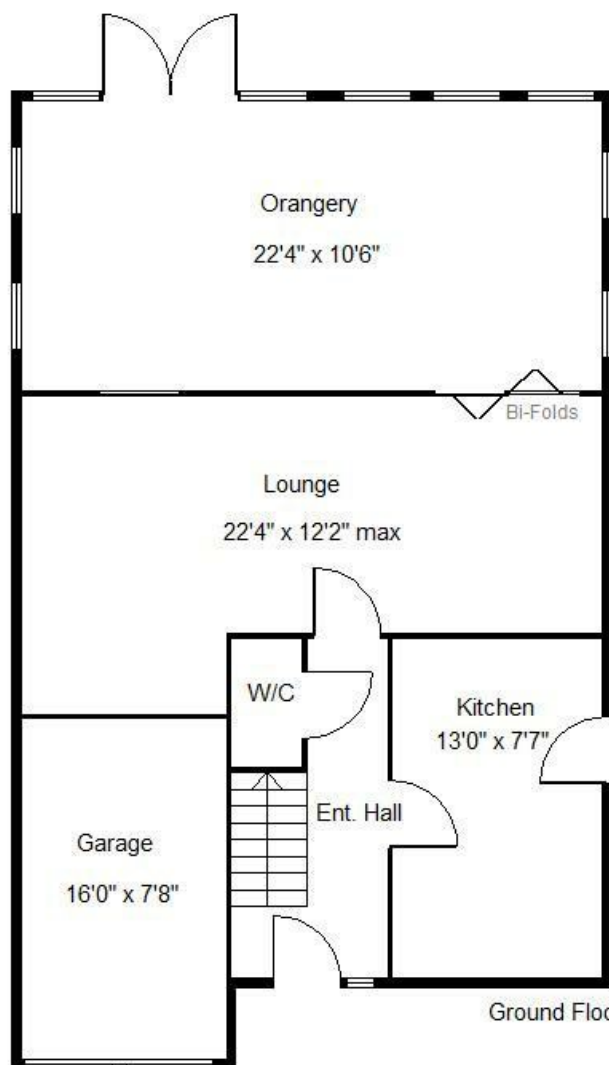
scale drawing.

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>		
(81-91) <b>B</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	