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Newhall Road, Kirk Sandall, Doncaster, DN3 1QQ  
Offers Over £270,000

**Tucked away in this lovely suburban spot, this wonderfully well proportioned 3 bedroom detached bungalow MUST BE VIEWED TO BE APPRECIATED!**

The property on offers benefits from PVC double glazing, gas central heating, and comprises: Entrance hall with good storage, lounge, dining area, fitted kitchen, shower room, separate W/C, 2 good sized double bedrooms and a really good sized single third bedroom. Outside, there is a really low maintenance frontage which could easily store a caravan or mobile home, driveway, a brick built garage and a low maintenance, enclosed and private rear garden. Amenities themselves are close by with shops, supermarkets, bus routes and access to the M18 if required. The property is offered with no onward chain and is certainly ready to move into... viewing is recommended to appreciate all this property has to offer.

**ACCOMMODATION**

A PVC double glazed entrance door with a side screen gives access to the property's entrance hall.

**ENTRANCE HALL**

With a ceramic tiled floor, a central heating radiator, coving to the ceiling, a built in shelf cupboard and further built in cupboard with shelving for linen, an access point into the loft space and doors leading off to the accommodation.

**LOUNGE**

**16'8" x 10'9" max (5.08m x 3.28m max)**

This is a well proportioned space with a large PVC double glazed window to the front, a double panel radiator, coving to the ceiling, oak style laminated flooring and a marble style surround and hearth incorporating an electric fire. An archway leads through into the dining area.

**DINING AREA**

**10'4" x 8'6" (3.15m x 2.59m)**

Set just off the lounge, a nice sized dining room with PVC double glazed French style doors to the rear, a central heating radiator, oak style laminated flooring continued through from the lounge, coving and a central ceiling rose.

**KITCHEN**

**10'8" x 10'5" (3.25m x 3.18m)**

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with tiled splashbacks. There is an electric cooker point and plumbing for a washing machine, both with appliance recesses, ceramic tiled flooring, a PVC double glazed window, a PVC double glazed door into the rear garden, a central heating radiator and a PVC panelled ceiling.

**BEDROOM 1**

**11'9" x 8'9" (3.58m x 2.67m)**

A good sized double room tucked away at the rear of the property, with a double glazed window overlooking the rear garden, a central heating radiator, wood style laminated flooring and coving to the ceiling with a central ceiling rose.

**BEDROOM 2**

**12'5" x 8'10" (3.78m x 2.69m)**

Again, a good sized double room, it has a PVC double glazed window to the front, a central heating radiator, laminated flooring and coving to the ceiling with a ceiling rose.

**BEDROOM 3**

**9'8" x 8'8" (2.95m x 2.64m)**

For a third bedroom, this is a really good sized single. It can be used as a bedroom or can double up as a craft/ sewing room and has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a ceramic tiled floor.

**SHOWER ROOM**

Fitted with a pedestal wash hand basin and a double width shower cubicle housing a mains plumbed shower. There is ceramic tiling and PVC panelling to the walls as well as PVC panelling to the ceiling, a central heating radiator, a ceramic tiled floor and a PVC double glazed window to the rear elevation.

**SEPARATE W/C**

Fitted with a white low flush W/C, a PVC double glazed window to the rear, a central heating radiator and a ceramic tiled floor continued through from the entrance hall.

**OUTSIDE**

To the front of the property, the current owner has

created an extremely low maintenance space which has been almost entirely block paved, it offers the opportunity for ample off street parking with space for a caravan or motor home and the block paving continues to the left side of the property where there is a brick built garage forming part of a block of two.

**BRICK BUILT GARAGE**

This has a metal up and over door to the front and a PVC double glazed window to the rear.

**REAR GARDEN**

A timber gate to the left side of the property leads into the rear garden, once again low maintenance is the order of the day in the rear garden. There is a long paved patio with areas of artificial lawn, graveled borders and concrete posts and timber fencing to the boundary. With an external water tap, external lighting plus a useful timber storage shed and a paved patio area behind the garage, useful for bin storage.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator 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, 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.

PROPERTY PARTICULARS - We endeavour to make

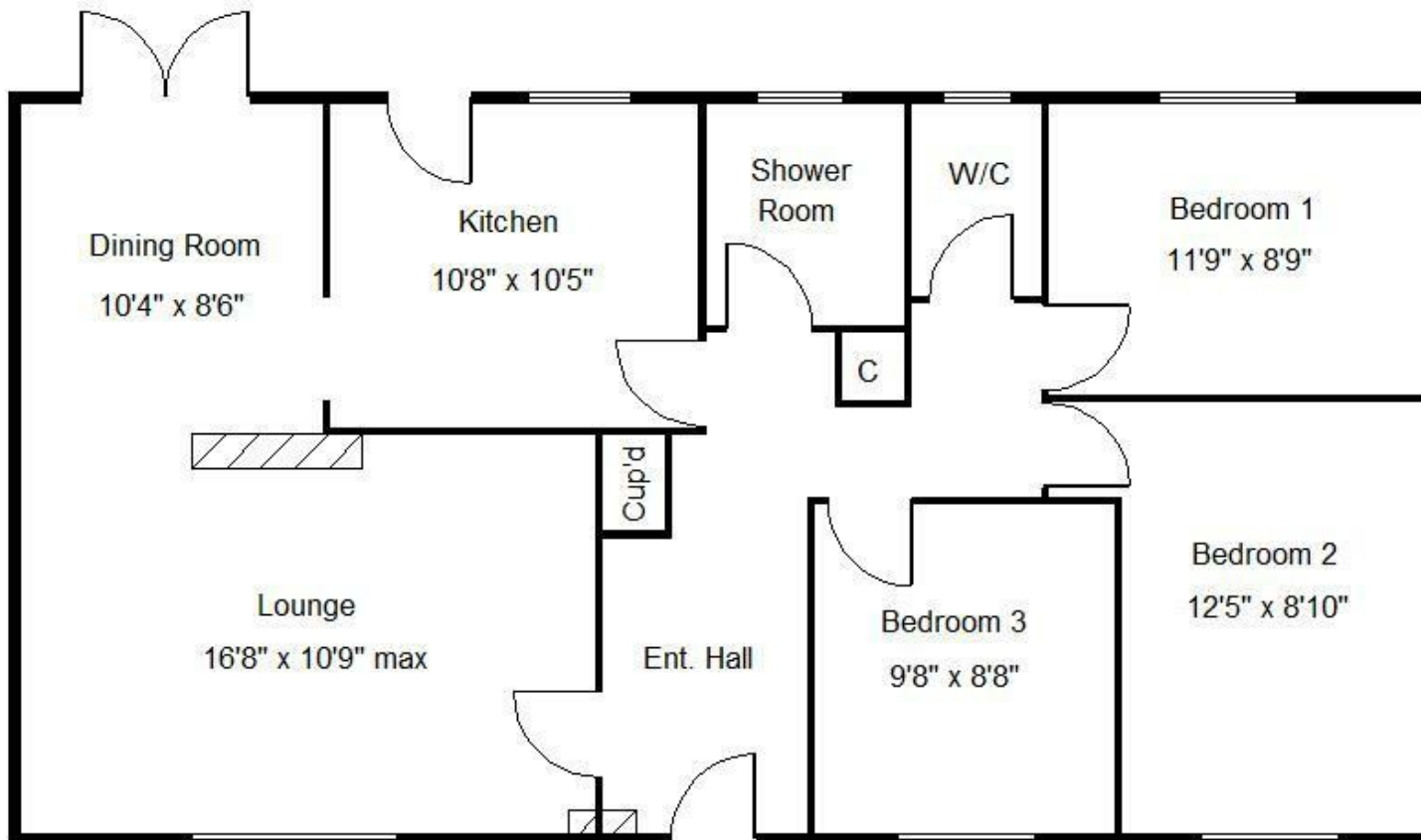
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OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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