



horton knights of doncaster

sales
lettings
and service



Lutterworth Drive, Adwick-Le-Street, Doncaster, Yorkshire, DN6 7DA
Guide Price £190,000 - £200,000

GORGEOUS 3 BEDROOM SEMI FINISHED WITH A CONTEMPORARY INTERIOR / LARGE OPEN PLAN DINING KITCHEN INTO A GARDEN ROOM / MODERN KITCHEN WITH INTEGRATED APPLIANCES / RECENT CONTEMPORARY STYLED SHOWER ROOM / ATTRACTIVE GARDENS / VIEWING ESSENTIAL //

The property is beautifully finished throughout, it has a gas radiator central heating system via combination type boiler, pvc double glazing including the garden room and comprises; Entrance hall with stairs to the first floor, attractive front facing lounge with feature contemporary fireplace, open plan 'L' shaped dining kitchen with a host of integrated appliances which opens into a lovely garden room, first floor landing, 3 bedrooms and a gorgeous contemporary styled shower room. Outside are attractive well maintained gardens, a long side driveway, detached garage and a timber shed. Well placed with good access to local amenities including a good variety of shops, schools etc and access to the A1/M62/M18 road networks. Early viewing is highly recommended.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished with modern panelling to half wall height, a central heating radiator, a central ceiling light, a deep built in storage cupboard with shelving, and a door into the lounge.

FRONT FACING LOUNGE

13'8" x 11'2" (4.17m x 3.40m)

An attractive front facing reception room, it has a beautiful polished limestone fireplace with contemporary style electric fire inset, a broad pvc double glazed window to the front, a double panel central heating radiator, coving, a central ceiling rose and door into a now extended L shaped living/ dining/ kitchen.

EXTENDED L SHAPED LIVING/ DINING/ KITCHEN

17'2" x 16'10" overall (5.23m x 5.13m overall)

This is probably better demonstrated by the photographs and floorplan. The kitchen area is fitted with a range of modern high and low level units finished with a roll edge work surface over. There is a five ring gas and glass hob with glass splashback, a contemporary style extractor hood, integrated oven, a composite style single drainer sink with mixer tap and an integrated washing machine. There are further tall larder style storage cupboards, space for a tall fridge freezer and a deep built in understairs storage cupboard. All finished with a modern laminate floor covering, inset spotlighting to the ceiling, the work surface extending to provide a peninsula style breakfast bar and this opens into a solid roof garden room.

GARDEN ROOM

This has pvc double glazing, pvc double glazed double opening doors which lead out onto the rear patio and garden, a continuation of the wood effect flooring and a tall contemporary style radiator.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space, panelling to half wall height and contemporary style doors to the bedrooms and shower room.

BEDROOM 1

13'8" x 11'4" max (4.17m x 3.45m max)

A good sized double bedroom, it has a broad pvc double glazed window to the front, a central heating radiator, coving to the ceiling and in built wardrobes with ceiling to floor sliding doors concealing hanging rail and storage.

BEDROOM 2

11'4" max x 8'3" (3.45m max x 2.51m)

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

BEDROOM 3

9'0" max x 7'6" max (2.74m max x 2.29m max)

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

NEW CONTEMPORARY SHOWER ROOM

All beautifully finished with a large walk in shower enclosure with rainfall style shower head, wash basin and low flush w/c inset to bathroom furniture. There is a pvc double glazed window, modern tiling with matching tiled flooring, inset spotlighting to the ceiling,

a tall contemporary style chrome towel rail/ radiator and a mirrored vanity cabinet.

OUTSIDE

The property stands on an attractive plot, the gardens are all beautifully maintained. There is a front lawned garden and flower border, hedging and a dropped kerb providing access to concrete hard standing space which in turn continues along the side of the property courtesy of two timber gates to a detached sectional garage.

DETACHED SECTIONAL GARAGE

With a metal up and over door and power and light laid on.

REAR GARDEN

To the rear of the property there is an enclosed courtyard style garden with artificial lawn, timber fencing to the perimeters and a timber shed. The property enjoys a nice aspect given it is not directly overlooked to the rear.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various (2005 or newer).

HEATING - Gas radiator central heating. Approx 7 years old serviced annually.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with

download speeds of up to 1000 mbps and upload speeds of up to 100 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

