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Broomhouse Lane, Edlington, Doncaster, DN12 1EH  
Offers Over £149,995



**Set on a nice green and leafy section of Broomhouse Lane, this traditional style bay fronted end town house has undergone an extensive scheme of works by the current owner and has been transformed into a beautiful contemporary and ready to move into home.**

The scheme undertaken on the property included new windows, rewiring and a new gas central heating system. The accommodation on offer comprises: Beautiful lounge with a large bay window, an eye catching and spacious open plan dining kitchen with central island and a range of integrated appliances, first floor landing, 2 very smart bedrooms and a contemporary style shower room with a clean and fresh finish. Outside, the property has walled gardens to the front and side with a raised stone patio, off street parking and access into the enclosed rear courtyard. Situated where it is offers the property great access to local amenities including shops, bus routes and the A1 if required. The photographs really show off the excellent job that has been done and viewing is absolutely essential to appreciate both the size and quality of finish on offer.

**ACCOMMODATION**

A double glazed composite style door gives access into the dining kitchen.

**DINING KITCHEN**

**16'0" x 14'2" (4.88m x 4.32m)**

Refitted by the current owner with a great deal of style and precision, this is an immaculate and modern space that every buyer is in general looking for. Fitted with a range of slate grey and white coloured base units with a white quartz work surface over and a contrasting black quartz work surface on the central island, creating a nice eye catching visual. The integrated appliances on offer are comprehensive and comprise of a fridge freezer, a slimline dishwasher, a washing machine, 2 NEFF brushed stainless steel and glass electric fan assisted ovens with a 5 ring induction hob and a full width extractor hood above finished in brushed stainless steel and glass. There is ceramic tiling to the floor, PVC double glazed windows to the side and rear elevations, a central heating radiator, a staircase with a brushed aluminium hand rail leading to the first floor and a double glazed composite style door giving access into the courtyard to the side.

**LOUNGE**

**16'0" x 12'5" into bay (4.88m x 3.78m into bay)**

The theme of contemporary styling and precision is continued through into the lounge where there is a newly fitted PVC double glazed bay window to the front, large ceramic tiled flooring continuing through from the kitchen area, 2 central heating radiators and a feature inglenook fireplace, again finished in pure white creating a nice modern feel plus 2 separate TV points: one standard and a wall mounted point for anyone wishing to wall mount a flat screen TV.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the dining kitchen to the first floor landing.

Having a central heating radiator, oak style laminated flooring and doors leading off to the first floor accommodation.

**BEDROOM 1**

**16'0" x 10'9" (4.88m x 3.28m)**

Again, the current owner has really done a fantastic job in the main bedroom with a large PVC double glazed window and oak window sill overlooking the front elevation, a central heating radiator and oak style laminated flooring.

**BEDROOM 2**

**11'5" max x 10'10" (3.48m max x 3.30m)**

This itself could be used as a double bedroom and has a PVC double glazed window to the rear, a central heating radiator, oak style laminated flooring and double oak doors leading to a large walk in storage cupboard which houses the gas fired combination type boiler and also provides beautifully constructed shelving and space for hanging rail if required.

**SHOWER ROOM**

The current owner again, has gone to great lengths to tie this room in with the rest of the property with both luxury and contemporary styling on offer. Fitted with a low flush W/C, a floating wall mounted wash hand basin and a double width shower cubicle housing the mains plumbed shower including a large rainfall style shower head. There is a Victorian style radiator/ heated towel rail, beautiful light grey ceramic tiling to the shower cubicle and splashback areas and continuation of the tiling to the floor, an extractor fan

and a PVC double glazed window to the rear elevation.

**OUTSIDE**

Outside, the property has a walled garden which continues from the front and around to the side, there is a raised patio area finished with beautiful Indian stone, creating a nice seating area in the warmer months. This steps down to a shaped lawn and further round to the side there is off street parking for 1/2 vehicles and iron gates to the side. A newly constructed brick built wall with a timber gate gives access to the rear.

**REAR COURTYARD**

This space has been created with low maintenance and privacy in mind and has white washed walls with reflective mirror style sand stone boarded windows, artificial grass, external lighting and a new timber storage shed plus an outside tap.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

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

COUNCIL TAX - Band A.

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 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.

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Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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