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Lillford Road, Branton, Doncaster, DN3 3NR  
Offers Around £190,000

**Tucked away in this ever so sought after village near Doncaster, a delightful 3 bedroom semi detached house... OFFERED WITH NO CHAIN AND MUST BE VIEWED TO BE APPRECIATED!**

The accommodation on offer benefits from PVC double glazing throughout, gas fired central heating and comprises: Entrance hall, through lounge and dining room, fitted kitchen with integrated appliances, first floor landing, 2 good sized double bedrooms both with fitted wardrobes, a good sized and well proportioned 3rd bedroom and a smart modern style shower room fitted with a white suite. Outside, the property has a front garden with a long driveway leading to the detached garage and a relatively enclosed and private rear garden. As mentioned, Branton is a lovely popular village with a really nice community feel, it offers good access to local amenities including schools, bus routes and local shops and also falls into the catchment area for Hayfield School. Early viewing is recommended to appreciate all it has to offer.

**ACCOMMODATION**

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

**ENTRANCE HALL**

With wood style laminated flooring, a double panel radiator, stairs rising to the first floor, coving to the ceiling and a door leading to the open plan lounge/ dining room.

**OPEN PLAN LOUNGE / DINING ROOM**

**24'10" into bay x 13'7" (7.57m into bay x 4.14m)**

This is a really nice sized room and stretches to the full length of the property with a PVC double glazed bay window to the front and a further double glazed window overlooking the rear garden, 2 central heating radiators, coving to the ceiling, a feature fireplace set onto a raised chimney breast with a living flame gas fire inset to a marble inset and hearth and wood style laminated flooring. A door from here leads into the kitchen.

**FITTED KITCHEN**

**15'10" max x 7'10" (4.83m max x 2.39m)**

Fitted with a range of wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with tiled splashbacks. There is an integrated 4 ring gas hob finished in brushed stainless steel with a matching extractor hood above and a separate electric fan assisted oven plus a walk in understairs pantry style cupboard with PVC double glazed windows to the side and rear elevations and a double glazed door leading into the rear garden. There is a tile effect vinyl floor covering, a double panel radiator and coving to the ceiling.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With an access point into the loft space, a PVC double glazed window to the side, a built in airing cupboard providing shelving for linen and doors leading off to the remaining accommodation.

**BEDROOM 1**

**13'3" x 9'1" (4.04m x 2.77m)**

A nice sized double room, it has a PVC double glazed window overlooking the cul-de-sac to the front, a central heating radiator, coving to the ceiling and built in wardrobes providing ample hanging rail and shelving with matching bedside cabinets and a bank of fitted drawers under the window to the front.

**BEDROOM 2**

**11'3" x 8'0" (3.43m x 2.44m)**

Another double bedroom with a PVC double glazed window enjoying the view over the rear garden, a central heating radiator, wood style laminated flooring and built in wardrobes providing hanging rail and shelving space.

**BEDROOM 3**

**10'0" max x 7'7" (3.05m max x 2.31m)**

For a third bedroom, this is a decent size and has a PVC double glazed window to the front and a central heating radiator.

**SHOWER ROOM**

A lovely, smartly finished modern style shower room with a suite comprising of a low flush W/C with a concealed cistern, wash hand basin set into a vanity unit and a double width shower cubicle housing a mains plumbed shower. The suite is all nicely finished

with chrome style fittings including a wall mounted heated towel rail, PVC panelling to the walls and ceiling creating a very low maintenance finish, spotlighting, an extractor fan and a PVC double glazed window to the rear.

**OUTSIDE**

To the front of the property, there is a lawned garden with borders stocked with a variety of shrubs, a driveway providing off street parking for several vehicles and leads to the side of the property where a timber gate gives access into the rear garden and detached garage.

**DETACHED GARAGE**

The garage is of concrete sectional construction and has an up and over door to the front.

**REAR GARDEN**

The rear garden is really nicely maintained and has raised beds with steps leading up to a landscaped graveled garden with decorative flower borders and further raised beds, all stocked with a variety of flowering plants and shrubs. There are concrete posts and timber fencing to the boundary and an external light attached to the rear of the property.

**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 unknown.

COUNCIL TAX - Band B.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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

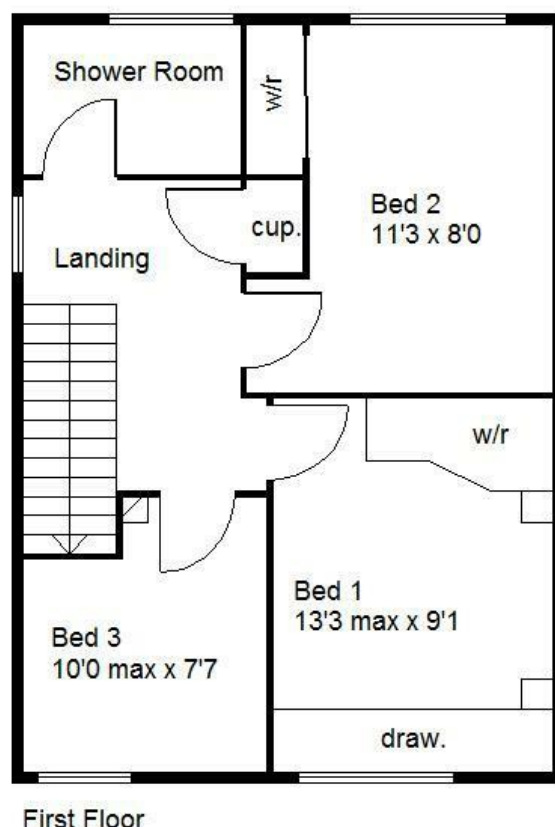
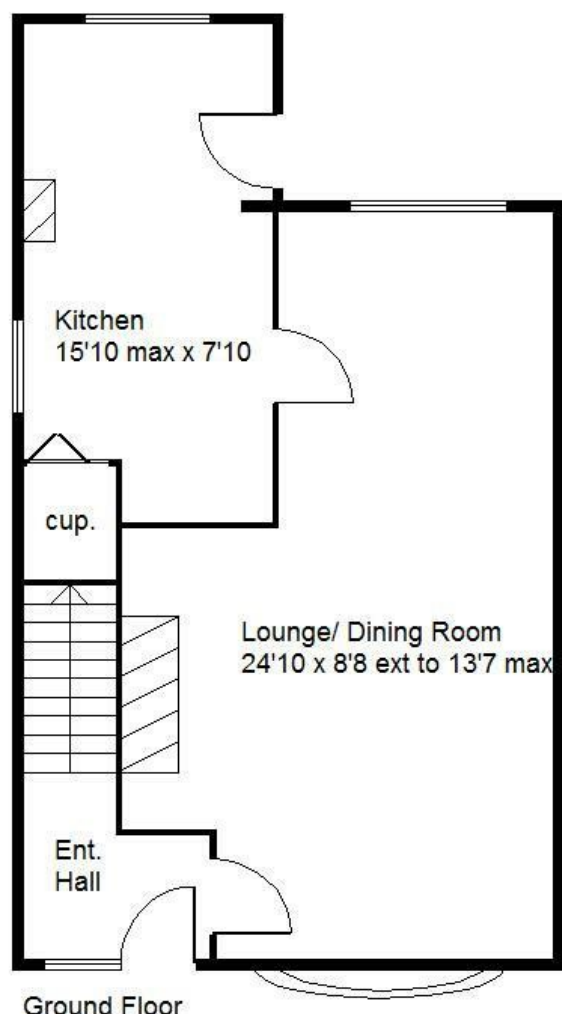
inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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)	A		
(81-91)	B		83
(69-80)	C	69	
(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	