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horton knights of doncaster



Insley Gardens, Bessacarr, Doncaster, DN4 6DR
Asking Price £190,000

NO UPWARD CHAIN

EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW / AMPLE PARKING AND DRIVEWAY / BRICK GARAGE / FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES / MODERN SHOWEROOM / ATTRACTIVE GARDENS //

Located on this popular roadway, an extended two bedroom semi-detached bungalow. The property offers attractive living with PVC double glazing, gas radiator central heating via a combination type boiler and briefly comprises: Entrance hall which opens into a larger dining area, spacious lounge, fitted kitchen with integrated appliances, two good sized bedrooms (the main bedroom has fitted furniture) plus a contemporary style walk-in shower room. Outside is large front garden with ample parking, a detached garage, and a beautiful enclosed rear garden. Well placed with access to amenities within Bessacarr, including Lakeside retail and leisure and motorway networks. Therefore early viewings are highly recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This has been redesigned and now extends into a large open dining area.

DINING AREA

There is 2 PVC double glazed double opening doors which lead out onto the rear garden, a central heating radiator, coving, 2 ceiling lights.

LOUNGE

13'8" x 10'10" (4.17m x 3.30m)

An attractive front facing reception room, there is a PVC double glazed window to the front, a central heating radiator, modern laminate flooring, a central ceiling light and a central heating radiator.

FITTED KITCHEN

9'4" x 5'9" (2.84m x 1.75m)

Fitted with a range of base and wall units finished with a white high gloss cabinet door. There is a four ring ceramic hob, an extractor canopy, an integrated oven, integrated fridge, plumbing for a washing machine and a single drainer stainless steel sink unit. There are two PVC double glazed windows to the rear and side elevations, a central ceiling light, laminate flooring and a central heating radiator.

BEDROOM 1

11'9" x 11'8" (3.58m x 3.56m)

An attractive double bedroom having a broad PVC double glazed window to the rear, a central heating radiator, built in wardrobes concealing hanging rail and storage, coving and a central ceiling light.

BEDROOM 2

10'8" x 8'0" (3.25m x 2.44m)

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

SHOWER ROOM

The house bathroom has been remodeled over the years and now creates a modern shower room. This has a walk in shower enclosure with a mains plumbed thermostatic shower, a wash hand basin, a low flush W/C both inset to bathroom furniture. There's tiled flooring, a contemporary style towel rail/ radiator, a PVC double glazed window, an extractor fan and a ceiling light.

OUTSIDE

To the front of the property, there is a good sized garden with a paved driveway providing ample car standing and in turn leads to an attached brick garage.

ATTACHED BRICK GARAGE

With a metal up and over door, power and light laid on plus it houses the gas combination type boiler which supplies domestic hot water and central heating systems.

REAR GARDEN

A good size southeasterly rear garden, there is a paved patio extending part way across the rear elevation and leads onto a lawned area. There are concrete posts and timber fencing to the perimeter, an aluminium frame green house to the far corner, external lighting and an external water tap.

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 - 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.

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.

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AGENTS NOTES:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	