

horton knights of doncaster

lettings and service



The property has been upgraded in recent years and now provides a stunning family home in the centre of the village. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Large wide entrance hall, very spacious open plan lounge and dining room with a log burner, modern fitted grey kitchen with integrated appliances, first floor landing, three good sized bedrooms and a lovely modern white bathroom with a shower. Outside are front has been block paved providing ample parking and leads to a detached garage. The rear gardens are well-tended with additional outbuildings including a utility/ store and WC. Set in this rural village with access to the village's amenities including shops, pubs, schools etc plus access to the A1 motorway network making Doncaster/ Leeds / Barnsley all commutable. VIEWERS WILL NOT BE DISAPPOINTED.

ACCOMMODATION

A composite type entrance door leads into the entrance hall.

ENTRANCE HALL

This is a large wide hall, it has a PVC double glazed window to the rear, a staircase to the first floor accommodation and doors to;

LOUNGE

15'10" x 11'0" (4.83m x 3.35m)

A lovely large living space with two PVC double glazed windows to the front, a large open fireplace with a log burner inset, central heating radiator and a useful storage cupboard.

FITTED KITCHEN

12'0" max x 7'0" (3.66m max x 2.13m)

All smartly fitted with a contemporary style grey fronted kitchen cabinet, a co-ordinating work surface over, an inset sink and drainer unit and a host of integrated appliances to include; double oven, an electric hob with a cooker hood above, integrated dishwasher, a UPVC double glazed window and an external door.

FIRST FLOOR LANDING

Having access to the loft space and a PVC double glazed window.

BEDROOM 1

13'9" max x 11'0" (4.19m max x 3.35m)

A good sized front facing double bedroom with a central heating radiator, a PVC double glazed window and an additional useful storage cupboard.

BEDROOM 2

11'10" x 11'0" (3.61m x 3.35m)

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

BEDROOM 3

10'6" max x 7'0" (3.20m max x 2.13m)

A comfortable third bedroom. It has central heating radiator, a PVC double glazed window, and a built in storage cupboard.

BATHROOM

Fitted with a modern 3 piece white suite comprising of a panelled bath with shower over including a glazed shower screen, a wash hand basin set onto a vanity unit and a low flush W/C. There is tiling to the walls, coordinating floor tiles, PVC style ceiling, a heated towel rail/ radiator and a PVC double glazed window.

OUTSIDE

The property stands on a good sized plot, the front has been all block paved to provide ample off road parking and in turn leads to a new detached garage.

REAR GARDEN

To the rear of the property is a lovely garden, triangular shaped, it is part paved and part lawned, all enclosed with fencing to the perimeters. Within the garden there are several brick buildings to include a wc, utility/ workshop and store.

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 TBC.

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.

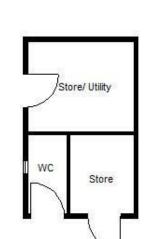
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

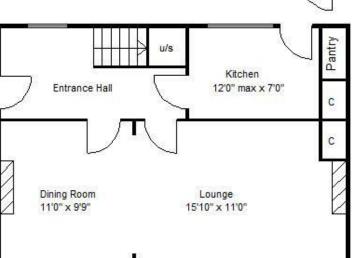
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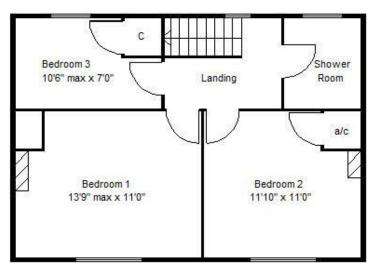
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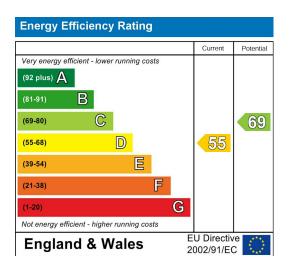


Ground Floor









First Floor