



horton knights of doncaster

sales  
lettings  
and service



Church Lane, Barnburgh, Doncaster, DN5 7EZ  
Price £195,000



IMMACULATE 3 BEDROOM SEMI / LOVELY CENTRAL VILLAGE POSITION / BEAUTIFULLY UPGRADED IN RECENT YEARS / OPEN PLAN LIVING ROOM WITH LOG BURNER / MODERN KITCHEN WITH INTEGRATED APPLIANCES / GORGEOUS BATHROOM / AMPLE PARKING & GARAGE / VIEWING ESSENTIAL //

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.

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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advice. Call us today: 01302 760322.

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