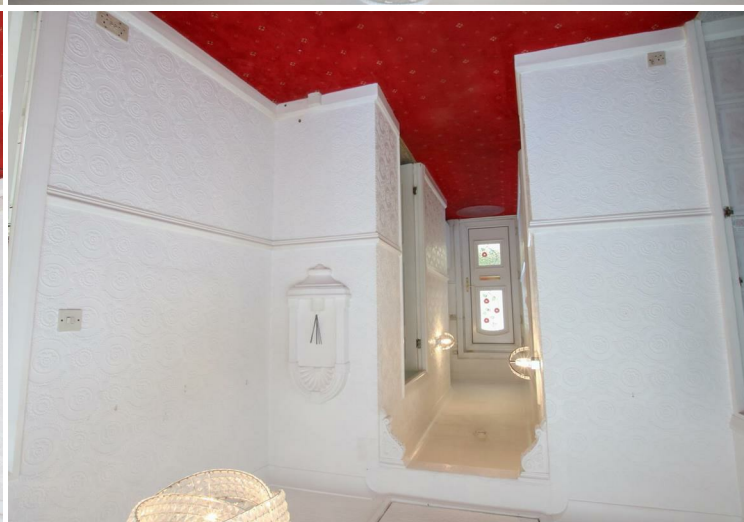
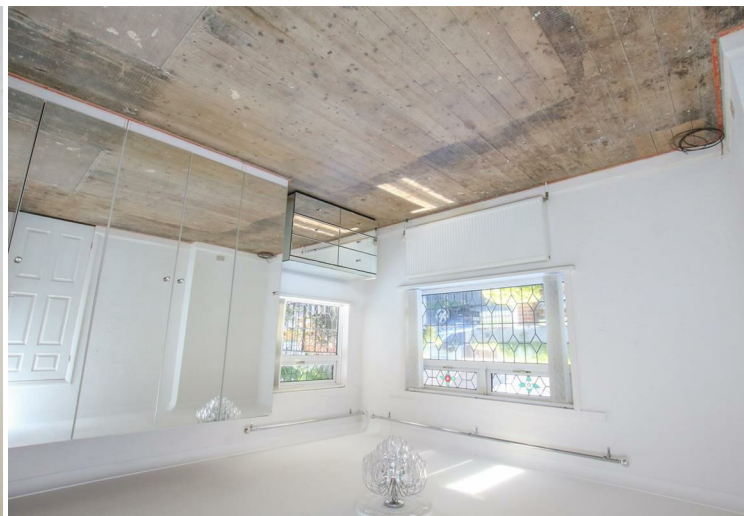
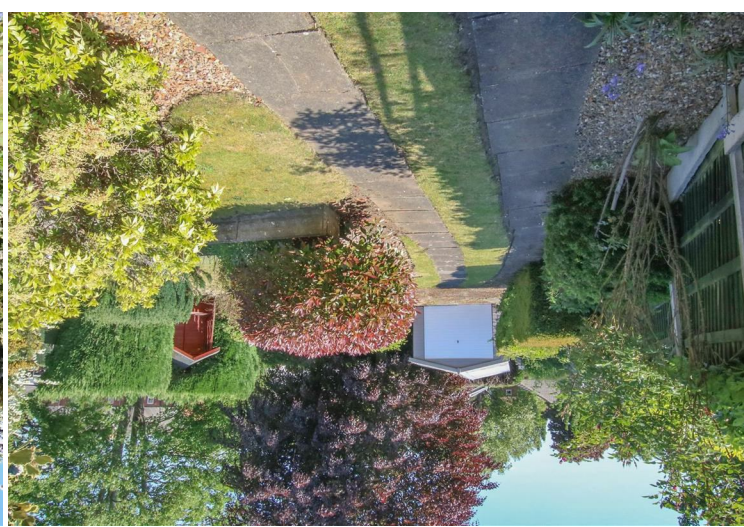
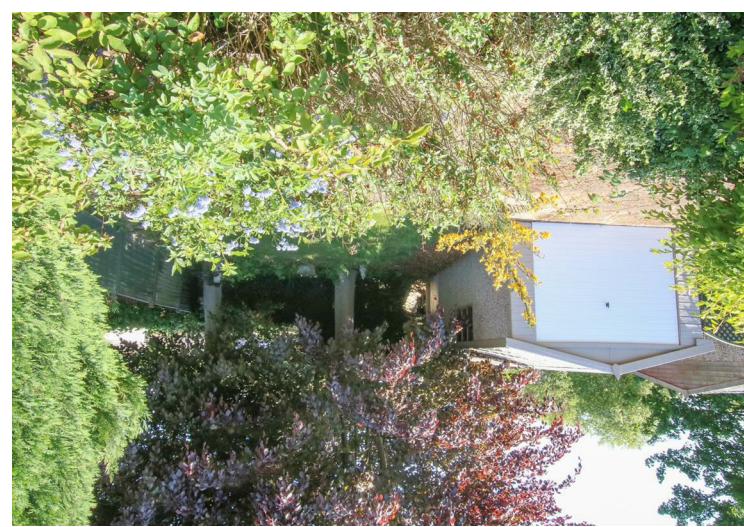




horton knights of doncaster

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The Grove, Wheatley Hills, Doncaster, DN2 5SB
Guide Price £225,000

****GUIDE PRICE £225,000****

AN EXTENDED 2 BEDROOM DETACHED BUNGALOW / LOVELY POSITION WITH DRIVEWAY, CAR-PORT AND GARAGE / SPACIOUS ROOMS / BEAUTIFUL REAR GARDEN WITH A SOUTH WESTERLY ASPECT / EXCELLENT LOCATION / EARLY VIEWING RECOMMENDED //

Located in this pretty tree-lined avenue within this well regarded district, an extended 2 bedroom detached bungalow. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Long entrance hall which opens into a dining area, spacious extended lounge, fitted kitchen, separate pantry, 2 large double bedrooms and a four piece bathroom which includes a separate shower enclosure. Outside are attractive gardens, ample car parking with a large car-port to the side plus further access down to a detached garage. Close to amenities including access to Wheatley Hall Shopping Centre including M&S, Next etc, plus easy access to the city centre. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

ENTRANCE HALL

This continues and opens into a large dining hall.

DINING HALL

9'2"x 8'9" (2.79mx 2.67m)

This has a PVC double glazed window which gives an outlook into the rear garden, a central ceiling light, a display niche and an access point into the loft space. To the far end double doors open into a spacious lounge.

LOUNGE

16'9" x 12'6" (5.11m x 3.81m)

This has a deep PVC double glazed bay window incorporating double doors which give access onto a patio and a rear garden. There is a feature fireplace with electric fire inset, two double panelled central heating radiators, central ceiling light and a delft rail.

KITCHEN

10'3 x 9'1" (3.12m x 2.77m)

This is fitted with a range of high and low level units finished with a rolled edge work surface, tiling to the splashbacks. A four ring gas hob, extractor hood, integrated oven, plumbing for washing machine and space for a tumble dryer. There is a double panelled central heating radiator, a PVC double glazed window and a PVC double glazed exterior door. Central ceiling light and a door to a pantry.

PANTRY

This has a PVC double glazed window to the side, storage shelving and space with power laid on for a fridge freezer.

BEDROOM 1

13'0" x 9'1" (3.96m x 2.77m)

A lovely double bedroom, it has two PVC double glazed windows to the front and side elevations, a double panelled central heating radiator, coving and a central ceiling light.

BEDROOM 2

12'9" x 10'8" (3.89m x 3.25m)

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

BATHROOM

All smartly finished with a four piece white suite which comprises of a corner bath, shower enclosure, pedestal wash hand basin and a low flush WC. There is a PVC double glazed window, coving, central ceiling light, double panelled central heating radiator, wall mirrors and feature lighting.

OUTSIDE

The property stands on an attractive plot, the front is all well attended with a shaped lawn including decorative borders with brick walling and fencing to the perimeters.

A dropped kerb gives access courtesy of double gates onto a long side driveway with a further set of

double opening gates which lead to a covered car-port area. A temporary fence could be removed and then leads to a long side drive which continues down to a DETACHED GARAGE.

REAR GARDEN

The rear garden is all beautifully maintained, it has shaped flower beds and borders, a paved patio and seating area which looks down over the remainder of the garden. Stocked with a wide variety of maturing shrubs and plants, ornamental shrubs, a gardeners delight.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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.

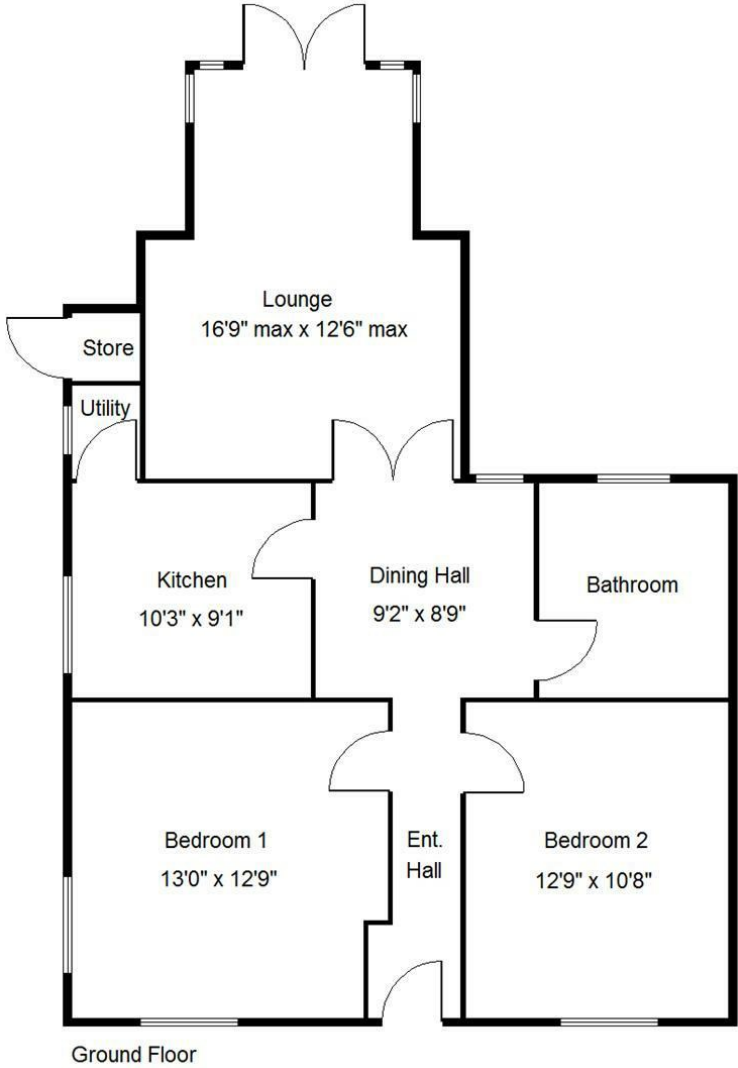
PROPERTY PARTICULARS - We endeavour to make

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	