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horton knights of doncaster



Lauder Road, Bentley, Doncaster, DN5 9RP
Offers Over £145,000

3 BEDROOMED SEMI-DETACHED HOUSE / LARGE CORNER PLOT / SPACIOUS LIVING THROUGHOUT / LARGE PVC CONSERVATORY/ AMPLE SPACE TO ADD GARAGES OR FURTHER DEVELOP STP / EASY ACCESS TO CITY CENTRE / NO UPWARD CHAIN / MOTIVATED SELLER / EARLY VACANT POSSESSION.

With the benefit of a large corner plot, a good sized three bedroom semi-detached house with a large PVC conservatory. The property has gas radiator central heating via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious front facing lounge, large open plan dining kitchen with integrated cooking appliances, large PVC double glazed conservatory. First floor landing, three good sized bedrooms and a modern white bathroom. There are very large corner gardens with parking to the front and separate parking to the rear with ample space for garages and/or further develop subject to necessary planning consents. Popular residential area with good access to the city centre and good local amenities. Early viewing recommended.

ACCOMMODATION

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

ENTRANCE HALL

11'6 x 5'6 (3.51m x 1.68m)

This has a staircase leading to the first floor accommodation, a PVC double glazed window, central heating radiator, a built-in understairs storage cupboard and a door to the lounge.

LOUNGE

12'6 x 10'6 (3.81m x 3.20m)

This is a good sized front facing reception room, it has a broad PVC double glazed window to the front, central heating radiator, a wall mounted electric fire, coving and a central ceiling light.

DINING KITCHEN

16'2 x 10'0 (4.93m x 3.05m)

This is fitted with a range of base and wall units with a work surface over, there is a four ring gas hob with an extractor hood above, integrated double oven, single drainer 1½ bowl stainless steel sink unit, double panel central heating radiator. There is plumbing for an automatic washing machine. It is all finished with a laminate floor covering, inset spotlights to the ceiling and a pendant light within the dining area, a PVC double glazed window and PVC double glazed double opening doors which lead into the conservatory.

PVC CONSERVATORY

14'6 x 8'9 (4.42m x 2.67m)

This is a good size, it is PVC double glazed with an

outlook into the rear garden, a lean to style polycarbonate roof, laminate flooring, wall lights and power laid on.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, smoke alarm, ceiling light and coving to the ceiling.

BEDROOM 1 FRONT

13'2 x 10'0 (4.01m x 3.05m)

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

BEDROOM 2 REAR

10'4 x 8'3 (3.15m x 2.51m)

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

BEDROOM 3

7'4 x 6'0 (2.24m x 1.83m)

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

HOUSE BATHROOM

7'2 x 5'0 (2.18m x 1.52m)

This is fitted with a white suite that comprises of a shower style bath, wash hand basin, low flush WC, tiling to the bathing area and splashbacks, central heating radiator, vinyl flooring, PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

The property stands on a large corner plot. To the front there is a dropped kerb which gives access on to a hard standing space where there is lawned gardens, part brick walling and part timber fencing.

SIDE AND REAR GARDENS

The side and rear gardens are all enclosed, and offers an huge amount of scope and potential to extend, build garaging or further develop subject to obtaining necessary planning permissions. The gardens are mainly lawned, there is concrete post and timber fencing to the perimeters. To the far end there are double gates which give access to a further concrete area creating additional off road car parking required.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - There is a wall mounted gas fired combination type boiler. Age TBC

COUNCIL TAX - Band A

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.

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

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