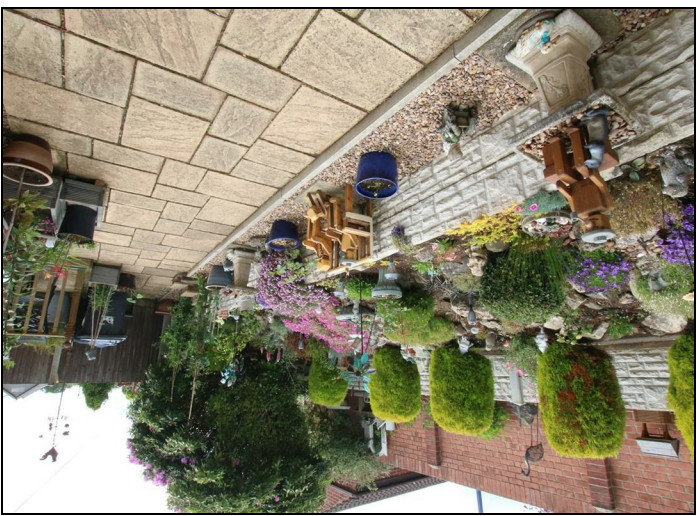




sales
lettings
and service

horton knights of doncaster



Pine Hall Road, Barnby Dun, Doncaster, DN3 1LW
£200,000

IMMACULATE 2 BED SEMI DETACHED BUNGALOW / EXCELLENT CONDITION THROUGHOUT / LARGE PVC CONSERVATORY / MODERN KITCHEN WITH INTEGRATED APPLIANCES / BEAUTIFUL GARDENS / DRIVEWAY PARKING & DETACHED BRICK GARAGE / VIEWING ESSENTIAL //

Located on this popular roadway, a beautiful 2 bedroom semi detached bungalow. The property has been re-configured to offer spacious versatile living. It has a modern gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious front facing lounge, bedroom 2 presently used as a dining room, large recently added pvc conservatory, modern fitted kitchen with integrated cooking appliances, large double bedroom and a modern shower room. Outside are beautiful well stocked gardens, a side driveway and a detached brick garage. Very desirable village with access to local shops amenities etc, canal side walks plus easy access to Doncaster city centre and the motorway networks. PRICED TO SELL EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door leads into an 'L' shaped entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a tile effect vinyl floor covering, central heating radiator, coving, central ceiling light. There is a tall built-in storage cupboard with storage and there is an access into a loft space with a fold down timber loft ladder. The loft is part boarded, insulated with light laid one.

LOUNGE

17'0" x 11'2" (5.18m x 3.40m)

This has a PVC double glazed bow window to the front, modern laminate flooring, central heating radiator, coving, central ceiling light.

PVC CONSERVATORY

18'4" x 7'9" (5.59m x 2.36m)

This is a particularly a good sized conservatory, all beautifully finished, it has two PVC double glazed double opening doors which lead out on to the rear garden, a pitch poly carbonate roof, double panel central heating radiator, vinyl flooring, power and light laid on.

FITTED KITCHEN

10'10" x 8'8" (3.30m x 2.64m)

Fitted with a range of modern high and low level units finished with a high gloss cabinet door with a contrasting work surface, there is a single drainer 1½ bowl stainless steel sink unit with mixer tap. There is a four ring ceramic hob with extractor hood above, integrated oven, plumbing for an automatic washing machine, room for tumble dryer etc. There is tiled

floor, PVC double glazed window, inset spotlighting to the ceiling, central heating radiator and space for a tall fridge freezer. There is a pantry style corner cupboard with shelving, perfect for additional storage.

BEDROOM 1

14'0" x 8'8" (4.27m x 2.64m)

This is a large double bedroom, it has a range of built-in bedroom furniture, PVC double glazed window, central heating radiator, central ceiling light.

BEDROOM 2 or DINING ROOM

11'3" x 10'4" (3.43m x 3.15m)

This presently used as a dining or second living room. It has a central heating radiator, coving, central ceiling light and sliding patio doors which give access into the conservatory.

SHOWER ROOM

All smartly finished with a modern white suite that comprises of a corner shower enclosure, wash hand basin and a low flush wc. Pvc double glazed window, inset spotlighting to the ceiling, contemporary styled towel rail/ radiator.

OUTSIDE

To the front of the property there is a block paved driveway, this provides car standing, there is a ornamental decorative stone border with maturing shrubs inset. Block paved drive provides car standing and in turn leads to a detached brick garage which has a metal up and over door, power and light laid on plus a timber casement window to the rear and personnel side door. A pathway continues along and into the rear garden.

REAR GARDEN

This is beautifully presented, it has shaped flower beds and borders stocked with a variety of shrubs and plants. There is a timber decked patio and sitting area, external water and lighting plus a useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected to the property.

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

HEATING - Gas radiator central heating. Age of boiler...

COUNCIL TAX - Band B

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.

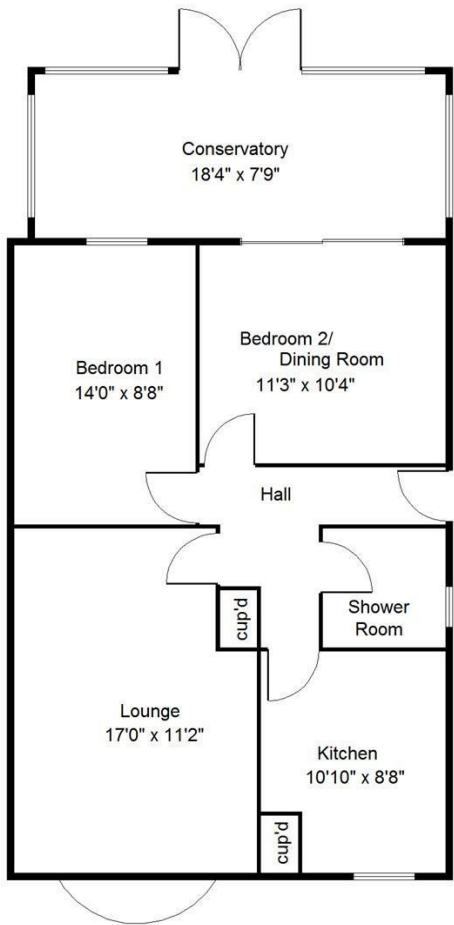
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the

like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		