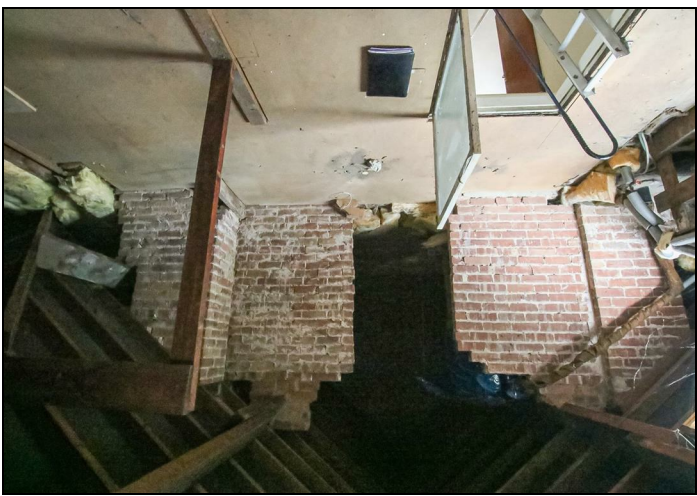




sales  
lettings  
and service

horton knights of doncaster



York Road, Scawthorpe, Doncaster, DN5 7UN  
Guide Price £400,000 - £425,000



\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*

LARGE 3/4 BEDROOM DETACHED BUNGALOW / GARDENS EXTENDING TO JUST OVER 1/3 OF AN ACRE/ FURTHER SCOPE AND POTENTIAL WITH A LARGE LOFT SPACE / GATED DRIVE WAY, DOUBLE GARAGE BLOCK & WORKSHOP / FANTASTIC POSITION VIEWING ESSENTIAL //

A substantial detached property offering a huge amount of scope and potential standing in gardens just over 1/3 of an acre. The property has a gas central heating system, pvc double glazing and comprises: Entrance porch into a large hall, separate lounge and dining room, breakfast kitchen, rear lobby, utility and a separate wc. 3 double bedrooms and a large bathroom. The loft space measure approx 50'0 long, and is 9'10" high at the highest point, and therefore offers further scope, subject to planning. All standing in beautiful mature gardens extending to just over 1/3 of an acre with a gated driveway, double garage workshop and store. VIEWING RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door with side screen leads into the entrance porch.

ENTRANCE PORCH

This has a glazed inner door with matching side screens, and leads into a wide 'L' shaped hall.

ENTRANCE HALL

A good size, it has built in cupboards, ornate corning to the ceiling, ceiling light, and extends to the right to give access to the remaining rooms.

LOUNGE

16'0" x 12'10" (4.88m x 3.91m )

A front facing reception room, it has two PVC double glazed double opening doors, and windows giving an outlook over the front garden, there are two display niches, coving to the ceiling, central ceiling light, central heating radiator, and wall lights.

DINING ROOM / BEDROOM 4

14'3" x 13'0" (4.34m x 3.96m )

This has a corner PVC double glazed window to the front and side elevations, a central heating radiator, ornate corning, central ceiling light, breakfast kitchen.

BREAKFAST KITCHEN

14'4" x 11'0" max (4.37m x 3.35m max )

Fitted with a range of high and low level units, finished with a work surface over, four ring ceramic hob, extractor hood, integrated oven, one and a half bowl composite sink, PVC double glazed window, ceiling

light, central heating radiator, room for a tall fridge freezer, and door to rear lobby.

REAR LOBBY

This has a further doorway to utility/ boiler room and wc.

BOILER ROOM

This has plumbing for washing machine and room for a tumble dryer, wall mounted gas fired boiler with hot water cylinder. To the opposite side there is a separate W/C.

W/C

This has a PVC double glazed window, wash hand basin, shelving, etc.

BEDROOM 1

14'6" x 13'10" (4.42m x 4.22m )

This is a good sized double bedroom it has a PVC double glazed corner window to the front and side elevations, a central heating radiator and a ceiling light.

BEDROOM 2

13'10" x 11'0" (4.22m x 3.35m )

This is a large second double bedroom as evidenced by the room measurements, there is a PVC double glazed window to the rear, central heating radiator, coving and a ceiling light.

BEDROOM 3

11'0" x 9'9" max (3.35m x 2.97m max )

This is a comfortable third bedroom, it has a pvc double glazed window to the rear, central heating radiator and a ceiling light.

HOUSE BATHROOM

Fitted with a white suite 4 piece white suite, 2 pvc double glazed windows and a central heating radiator.

GARDENS

The property stands on an attractive mature plot, extending to just over 1/3 of an acre, it is mainly lawned with maturing shrubs plans and trees including several large specimen trees. The property is approached via the Sycamores via double gates which give access onto a paved driveway which in turn leads to a double garage block and workshop/ workshop/ office along side, PVC double glazed, twin doors, further paved patio sitting areas.

DETACHED GARAGE

WORKSHOP/ OFFICE SPACE

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 D.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |