



27 Dean Close, Rossington, Doncaster, DN11 0XH



**** GUIDE PRICE £135,000 - £145,000

LEGAL FEES CONTRIBUTION £1300 SUBJECT TO T's & C's* / LARGE WRAPAROUND CORNER GARDENS / 2 BEDROOM SEMI / COMBI BOILER 2023 / PVC DOUBLE GLAZING / NEW KITCHEN APPROX. 3 YEARS / INTEGRATED APPLIANCES / BATHROOM WITH SHOWER / AMPLE GATED PARKING WITH EV CHARGE POINT / PRICED TO SELL //

Nicely positioned in this quiet cul-de-sac, a modern 2 bedroom semi-detached house with large wraparound corner gardens. Gas central heating system via a new combination type boiler in 2023, modern pvc double glazing and briefly comprises: Attractive open plan lounge with stairs to first floor, modern (approx. 3 yr old) fitted kitchen with integrated cooking appliances and double doors onto the rear garden. First floor landing: 2 good sized bedrooms and a modern bathroom. Outside very large corner gardens, a side driveway, EV charging, and additional gated parking in the rear garden. Well placed with access to amenities within Rossington including a good variety of shops, schools and access to the motorway network. *A contribution towards your legal fees to a Maximum of £1300.00 + VAT is offered on this property subject to using the nominated Solicitors Ison Harrison. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A timber entrance door leads into the property's lounge.

LOUNGE

4.04m x 3.51m (13'3" x 11'6")

An attractive open plan living space, it has two pvc double glazed windows to the front and rear elevations. A staircase leading to the first-floor accommodation, modern laminate flooring, a central ceiling light and door into kitchen.

DINING KITCHEN

3.51m x 2.67m (11'6" x 8'9")

This was refitted approximately 3 years ago and is finished with a range of modern high and low level units with a white high gloss cabinet door and a contrasting roll edge work surface. There is a four ring electric ceramic hob with an extractor hood above and an integrated oven beneath. A single drainer 1½ half bowl stainless steel sink unit, plumbing for washing machine, dishwasher and space for a tall fridge freezer. Double panel central heating radiator, vinyl flooring, two pvc double glazed windows including double glazed double opening doors which lead out into the rear garden and two central ceiling lights.

FIRST FLOOR LANDING

This has a pvc double glazed window to the rear, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

3.38m x 2.49m (11'1" x 8'2")

This has a pvc double glazed window to the front, a central heating radiator, a deep recess with wardrobe rails and shelves, plus a further storage cupboard and a ceiling light.

BEDROOM 2

3.35m max x 1.98m max (11'0" max x 6'6" max)

A good size second room, it has a pvc double glazed window, a central heating radiator and a central ceiling light.

BATHROOM

This is fitted with a white suite that comprises of a panelled bath with an electric shower over including shower rail, a wash hand basin and a low flush wc. There is a pvc double glazed window, contemporary style towel rail/radiator, vinyl flooring, an extractor fan and a ceiling light.

OUTSIDE

The property stands on what must be one of the largest plots on the roadway. A driveway provides car standing and leads to double gated access which can provide additional off-road parking to the rear.

REAR GARDEN

The garden itself is an 'L' shape wrapped around the rear and side of the property, it has fencing, hedging etc to the perimeters. Mainly lawned with useful shed and small timber framed bar.

AGENTS NOTES:

TENURE - FREEHOLD.

LEGAL FEES - A contribution towards your legal fees to a Maximum of £1300.00 + VAT is offered on this property subject to using the nominated Solicitors Ison Harrison. Please ask for further details.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units 2017.

HEATING - Gas radiator central heating. Age of boiler 2023 with a 10 year guarantee.

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

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.

