

# horton knights

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Jenkinson Grove, Armthorpe, Doncaster, DN3 2FJ

Asking Price £260,000

**LOVELY FOUR BEDROOM DETACHED HOUSE WITH THE MASTER BEDROOM HAVING AN EN-SUITE / MODERN FAMILY BATHROOM / MODERN KITCHEN WITH INTEGRATED KITCHEN APPLIANCES / SEPARATE DINING ROOM / LARGE COMFORTABLE LOUNGE / UTILITY ROOM / DOWNSTAIRS WC / PRIVATE LOW-MAINTENANCE GARDEN / INTEGRATED GARAGE AND AMPLE OFF ROAD PARKING / VIEWING RECOMMENDED //**

Located in a popular location is this four bedroom detached house comprising gas central heating, four good size bedrooms, the master having a modern en-suite shower room. There is a large lounge with opening into the dining room and separate kitchen with utility room and down stairs W/C. It has an integrated garage and ample off road parking and a private low maintenance garden with patio area. Close to a range of local amenities, including shops, schools and motorway links.

**ACCOMMODATION**

A composite door with canopy over leads into the entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation and a door leading in to the lounge.

**LOUNGE**

**14'7" max x 12'7" max (4.45m max x 3.84m max)**

A generous sized lounge with feature fireplace with gas inset fire, central heating radiator, double glazed window, ceiling light, storage cupboard and at the far end an opening into the dining area.

**DINING ROOM**

**11'2" x 7'11" (3.40m x 2.41m)**

This has central heating radiator, ceiling light, wood effect flooring, patio doors that give access to the rear of the property and an opening leading into the kitchen.

**KITCHEN**

**11'2" x 10'10" (3.40m x 3.30m)**

This has a range of modern low and high level units with laminate worktop and includes integrated appliances, including double oven with hob and extractor hood above. It has a single bowl sink with mixer tap, tall grey panel style radiator, continuation of the wood effect flooring, space for a large fridge/freezer, spot lighting to the ceiling, double glazed window and opening into the utility room.

**UTILITY ROOM**

This has a laminate worktop, with space beneath for washing machine etc., floor and wall units, double glazed window to the side, double glazed external door, ceiling light and continuation of the wood effect flooring. A door from here leads into the downstairs W/C.

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,

**GROUND FLOOR WC**

A modern white two piece suite consisting of a low flush W/C, wash hand basin inset into a vanity unit, double glazed window to the side, central heating radiator, tile effect flooring and ceiling light.

**FIRST FLOOR LANDING**

This has a storage cupboard and gives access to the bedrooms and bathroom.

**MASTER BEDROOM**

A good sized double bedroom with double glazed window over looking the rear, it has a central heating radiator, ceiling light and en-suite shower room.

**EN-SUITE**

A modern 3 piece suite comprising shower cubicle, low flush W/C and wash hand basin.

**BEDROOM 2**

Another good sized double bedroom with double glazed window over looking the rear, central heating radiator and ceiling light.

**BEDROOM 3**

A third double bedroom with double glazed window over looking the front, central heating radiator and ceiling light.

**BEDROOM 4**

A good sized bedroom with double glazed window over looking the front, central heating radiator and ceiling light.

**HOUSE BATHROOM**

This has a white 3 piece suit consisting of a bath with shower over, low flush W/C, wash basin, it has tiling around the bath, central heating radiator, ceiling light, ceiling fan, wood effect flooring and double glazed window.

**OUTSIDE**

The front of the property is tarmac and has an integrated garage.

**REAR GARDEN**

There is an enclosed low maintenance garden with concrete posts and wooden fencing to the perimeters, a paved patio area with steps leading to a lawned garden with a shrub bed to one corner.

**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 1800 mbps and upload speeds of up to 1000 mbps.

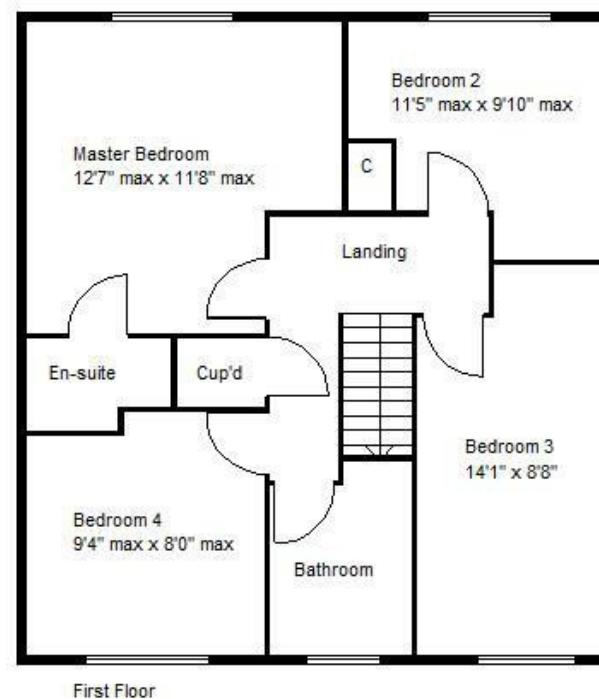
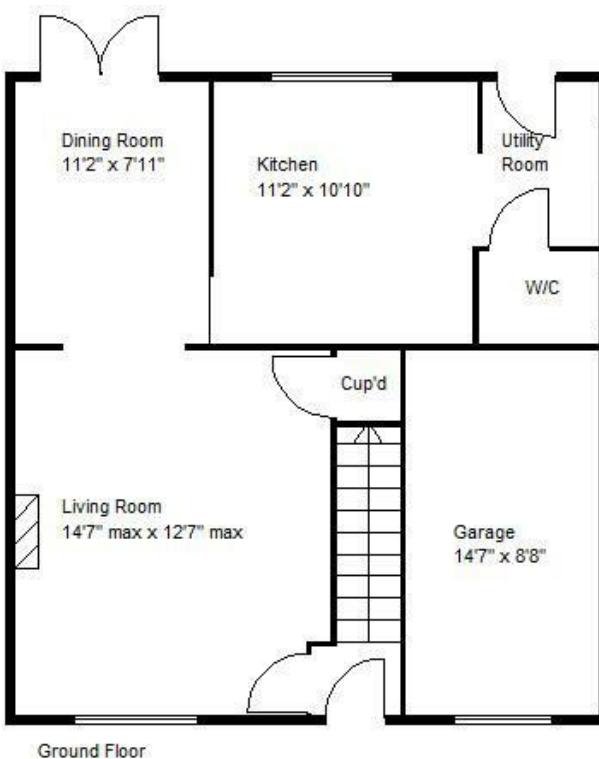
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	84
EU Directive 2002/91/EC			