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Boundary Close, Edlington, Doncaster, DN12 1SF
GUIDE PRICE Guide Price £180,000 - £195,000

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EXTENDED SEMI-DETACHED HOUSE / STUNNING OPEN PLAN LIVING DINING KITCHEN ARRANGEMENT / BEAUTIFUL LANDSCAPED GARDENS / BRICK GARAGE / RESIN DRIVEWAY / TWO LARGE DOUBLE BEDROOMS, ORIGINALLY THREE / POPULAR DEVELOPMENT / VIEWING ABSOLUTELY ESSENTIAL //

Having undergone a huge amount of work, an absolutely gorgeous semi-detached house offering ready to move in to living. It has a modern gas radiator central heating system via combination type boiler, PVC double glazing and briefly comprises: entrance hall with stairs to first floor, spacious well presented front facing lounge, large open plan living/dining/kitchen with integrated fridge, separate utility room and ground floor W/C, first floor landing, two large double bedrooms and a beautiful contemporary bathroom.

ACCOMMODATION

A PVC double glazed entrance door leads into an entrance porch. This has a tiled floor covering, PVC double glazed window and a PVC double glazed exterior door that leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly presented and sets the theme for the remainder of the property. There is a modern laminate floor covering, a central heating radiator concealed behind a radiator grille, coving to the ceiling, central ceiling light, smoke alarm and a staircase to the first floor. A door from here leads into the lounge.

LOUNGE

16'4" x 11'2" (4.98m x 3.40m)

An attractive room with PVC double glazed window to the front, double panelled central heating radiator, a feature electric fireplace, coving to the ceiling and a central ceiling light. There is a deep built-in understairs storage cupboard with additional storage beyond and lights laid on. A door to the far end of the lounge leads into a now hugely extended open plan living/dining/kitchen which is probably better demonstrated by the floor plan and photographs.

OPEN PLAN LIVING/DINING/KITCHEN

22'10" x 12'10" (6.96m x 3.91m)

This has a good amount of natural light, courtesy of two PVC double glazed double opening doors with matching side screens, two double glazed velux windows and a further PVC double glazed side door.

The kitchen is fitted with a range of modern high and low level units finished with contrasting work surface that extends to provide a peninsular style breakfast bar which incorporates a one and half bowl composite sink with modern mixer tap and creates a natural room divide which then opens into the dining and sitting area . There is a deep recess suitable for a range style cooker with extractor hood above, integrated fridge, tiled floor coverings. There is inset spot lighting to the ceiling, a double panelled central heating radiator, a continuation of the tiled flooring and a door that leads into a utility room.

UTILITY ROOM

7'10" max x 6'10" max (2.39m max x 2.08m max)

This is fitted with coordinating cabinets, there is plumbing for an automatic washing machine, room for additional fridges/freezers etc., a PVC double glazed window, central heating radiator and door to ground floor W/C.

GROUND FLOOR W/C

This is all smartly finished with a modern two piece white suite comprising of a low flush W/C, wall mounted wash hand basin, contemporary style towel rail/radiator, PVC double glazed window, extractor fan and ceiling light.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, a modern glass balustrade, access point into the loft space, ceiling light, smoke alarm plus a deep built-in storage cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1 REAR

14'6" x 13'6" (4.42m x 4.11m)

This was originally designed as two bedrooms it is a large main bedroom having two PVC double glazed windows with an outlook over the property's rear garden. There are two central heating radiators, coving, two ceiling lights and fitted wardrobes concealing fitted hanging rail and storage.

BEDROOM 2 FRONT

11'7" x 8'6" (3.53m x 2.59m)

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

HOUSE BATHROOM

This is all upgraded with a contemporary style white suite that comprises of a shower style bath with shower over including glazed shower screen, floating wash hand basin and a low flush W/C. There is modern tiling to the walls coordinating floor tiles, PVC double glazed window, inset spot lighting to the ceiling, extractor fan and a contemporary style towel rail/radiator.

OUTSIDE

To the front of the property there is a new resin drive which provides car parking and in turn leads to an attached garage.

REAR GARDEN

This is a particularly good size South Westerly garden which has been beautifully maintained and well tendered to, it has a patio which extends on to two lawns with decorative stone walkways and a

further sheltered decked patio and sitting area creating a beautiful and relaxing environment.

GARAGE

This has an up and over door with power and light laid on and shelving which will be removed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating with combination type boiler. Age of boiler 2021.

COUNCIL TAX - Band B

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

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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	EU Directive 2002/91/EC	