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horton knights of doncaster



Thorpehall Road, Kirk Sandall, Doncaster, DN3 1QY
Offers Over £220,000

BEAUTIFUL 2 DOUBLE BEDROOM DETACHED BUNGALOW / AMPLE PARKING AND GARAGE / BEAUTIFUL GARDENS / CONTEMPORARY STYLE KITCHEN AND SHOWER ROOM / INTERNAL VIEWING IS ESSENTIAL //

Located off the main through fare, a beautiful 2 double bedroom detached bungalow with brick garage and ample off road parking. The property has a modern radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: A large 'L' shaped entrance hall with two built in cupboards, a spacious 'L' shaped open plan living/dining room with a feature fireplace, a beautiful modern fitted kitchen with integrated cooking appliances, 2 good sized double bedrooms and a contemporary modern shower room. Outside are attractive gardens, both designed for easier and lower maintenance, the rear has been all landscaped with shaped flower beds and borders. There is ample car parking and a brick garage with power and light laid on. Well placed with access to amenities within Kirk Sandall and surrounding villages, including local shops, supermarkets etc plus easy access to the M18 motorway network etc.

ACCOMMODATION

A composite double glazed entrance door with decorative glazed inset and glazed side screen leads into an 'L' shaped entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a central heating radiator, two in built cupboards, one housing a coat rail and built in storage and the other housing a gas fired combination type boiler which supplies domestic hot water and central heating systems. There is a central heating radiator, coving, access into the loft space and two ceiling lights. A door from here continues into an open plan 'L' shaped living/dining room.

LIVING AREA

14'2" x 11'10" (4.32m x 3.61m)
This has a PVC double glazed window to the front, a feature exposed brick fire place with a modern electric fire inset and a media style wall. There is coving to the ceiling, a central ceiling light, a double panel central heating radiator and a broad opening into the dining area.

DINING AREA

9'4" x 7'8" (2.84m x 2.34m)
This has PVC double glazed sliding doors which lead out onto the rear garden, a central heating radiator, coving and a central ceiling light.

FULLY FITTED KITCHEN

10'0" x 9'6" (3.05m x 2.90m)
Beautifully fitted with a range of modern high and low level units finished with a high gloss cabinet door, a contrasting marble effect work surface and coordinating tiles. There is a four ring induction hob with a matching splashback and extractor hood above, an integrated double oven, plumbing for an automatic washing machine, a modern laminate floor covering, coving to the ceiling, a central ceiling light and a PVC double glazed window with an outlook into the property's rear garden and a PVC double glazed door.

From the hall doors lead to;

PRINCIPAL BEDROOM

12'8" x 9'2" (3.86m x 2.79m)
A lovely double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, coving and a central ceiling pendant light.

BEDROOM 2

12'8" x 8'6" (3.86m x 2.59m)
A second double room, this has fitted wardrobes inset to a recess, a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

SHOWER ROOM

The original bathroom has now been beautifully upgraded to create a modern contemporary style shower room, this has a large shower enclosure, a mains plumbed shower, a pedestal wash hand basin and a low flush W/C. There is tiling and modern waterproof walling, a PVC double glazed window, a contemporary style chrome towel rail / radiator, coving, a central ceiling light and a vinyl floor covering.

OUTSIDE

The property stands on an attractive plot, it has a tarmac drive which provides car standing and in turn leads to a brick built garage. The remaining front garden has been block paved and now provides additional off road parking if required and is certainly easier and general maintenance.

GARAGE

With an up and over door and power and light laid on.

REAR GARDEN

The rear garden is quite surprising, it extends across the full width of the property including the rear of the garage. It has raised planters with decorative plants and shrubs inset, several paved patio and sitting areas, concrete posts and timber fencing to the perimeters and is again designed for easier and lower maintenance and there is external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, finished with a rosewood exterior and a white interior. Age - unknown.

HEATING - The property has a gas radiator central heating system fitted via a modern combination type boiler. Age unknown.

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, O2 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.

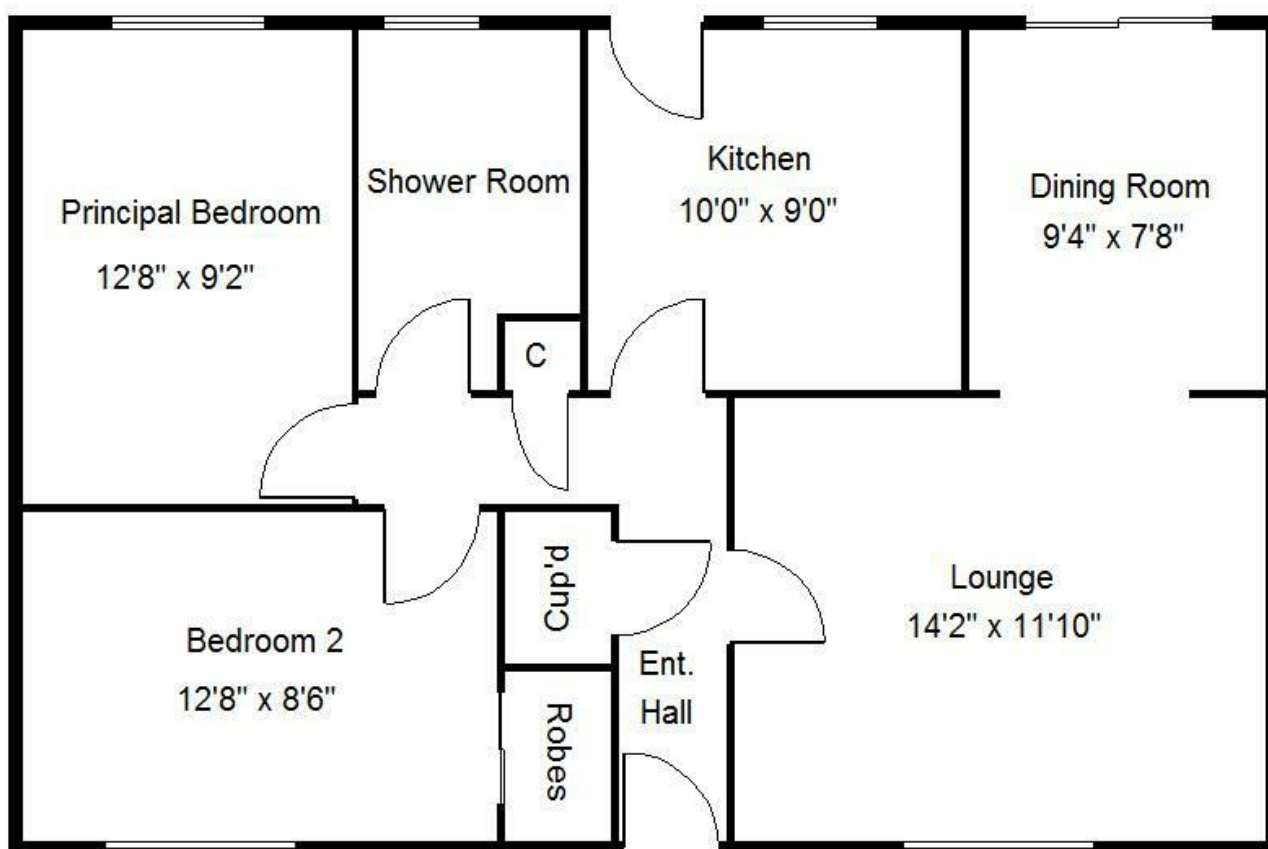
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to

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.

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

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Ground Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC