



**Horse Shoe Court, Balby Doncaster**



**welcome to**

**Horse Shoe Court, Balby Doncaster**

GUIDE PRICE £140,000-£150,000. A well-presented three bedroom extended family home which is situated in this popular location in Balby. The property has been extended to provide an additional lounge/family room and an occupies a corner plot with front and rear gardens and a car port.



### **Entrance Lobby**

With a front facing sealed unit door, a central heating radiator and a useful storage cupboard.

### **Lounge**

16' 9" x 11' 3" ( 5.11m x 3.43m )

With a front facing double glazed window and French doors which give access to the breakfast kitchen. There is laminate flooring and a central heating radiator.

### **Kitchen**

10' x 11' 5" ( 3.05m x 3.48m )

With a front facing double glazed window. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer. The kitchen has a gas hob with extractor above, an electric oven, space for a fridge-freezer and plumbing for a washing machine. There is complimentary tiling, a wall mounted central heating radiator, access to the rear lobby and French doors which give access to the family room.

### **Family Room**

16' 6" x 8' 4" ( 5.03m x 2.54m )

A fantastic versatile room with a front facing double glazed window and a central heating radiator.

### **Rear Lobby**

With a rear facing sealed unit door giving access to the rear garden, a central heating radiator and a door giving access to the WC.

### **Downstairs Cloakroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin, splashback tiling and a central heating radiator.

### **First Floor Landing**

With access to the loft and a useful storage cupboard housing the central heating boiler.

### **Bedroom One**

19' x 8' 2" ( 5.79m x 2.49m )

A good sized bedroom with a front facing double glazed window, access to the roof space and a central heating radiator.

### **Bedroom Two**

10' 8" x 8' 9" ( 3.25m x 2.67m )

With a front facing double glazed window and a central heating radiator.

### **Bedroom Three**

10' 3" to recess x 7' 3" ( 3.12m to recess x 2.21m )

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with a shower over. There is partial tiling to the walls, a central heating radiator and an extractor fan.

### **Outside**

The property occupies a corner plot. To the front of the property there is an open plan lawned garden whilst to the rear of the property there is a paved garden with a courtesy door to the covered car port. To the side of the property there is access to the brick built car port which provides off road parking.



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## Horse Shoe Court, Balby Doncaster

- GUIDE PRICE £140,000-£150,000
- SPACIOUS ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- THREE BEDROOMS AND BATHROOM TO FIRST FLOOR

Tenure: Freehold EPC Rating: Awaited

guide price

**£140,000-£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123101 - 0002

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