

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" ($5.11m \times 3.43m$) 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" ($5.03m \times 2.54m$) 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" ($5.79m \times 2.49m$) 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.





welcome to

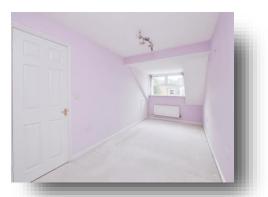
Horse Shoe Court, Balby Doncaster

- 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

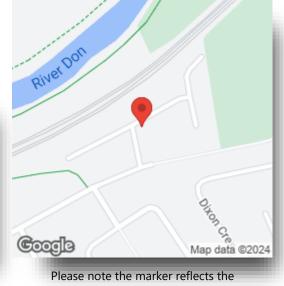
guide price

£140,000-£150,000









postcode not the actual property

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