

**FOR
SALE**



16 ST. PETERS DRIVE
CONISBROUGH
DN12 2ER

OFFERS AROUND £450,000

- Detached Spacious Bungalow
- G.C.H & Upvc D.G
- Fitted Kitchen & Utility Room
- Rear Garden with Stunning Views
- E.P.C Rating C
- Three Double Bedrooms
- Lounge
- Family Bathroom & En-suite
- Double Garage & Ample Off-street Parking
- Council Tax Band D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

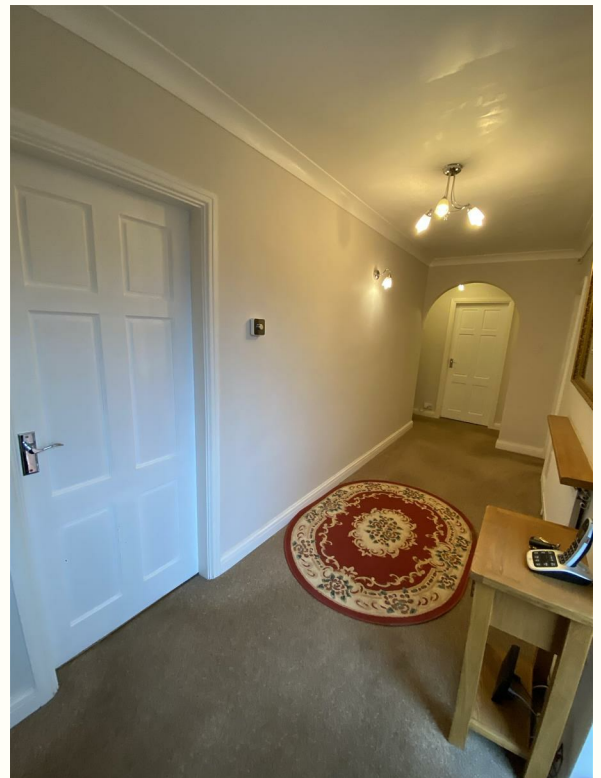
Upvc entrance door with matching glazed side panel leading to:

Entrance hallway:

Single panelled central heating radiator. One single power point. Telephone point. Ceiling coving. Smoke alarm.



Entrance hallway:



Lounge:

17'4" x 14'4" (5.28m x 4.37m)

The focal point of this room is the marble fire surround with slightly raised marble hearth housing the coal effect electric fire with trim and fender. Double panelled central heating radiator. Five double power points. Ceiling coving. Wall lights. Upvc sliding door leading to:



Lounge:



Lounge:



Lounge:



Conservatory:

16'9" x 7'8" (5.11m x 2.34m)

Fully glazed. One double power point. Wall lights. Half glazed single door leading to the rear garden



Conservatory:



Kitchen:

19'10" x 10'11" (6.05m x 3.33m)

Fitted with a range of white high gloss wall and base units with stainless steel pillar handles. 1.1/2 bowl sink unit with mixer tap. Built-under stainless steel double oven. Induction hob inset into granite effect work surfaces. Stainless steel chimney style extractor fan. Pull-out larder unit. Integrated fridge. Integrated freezer. Concealed lighting. Single panelled central heating radiator. Five double power points. One single power point. Ceiling down-lighters. Ceiling coving. Complimentary tiling. High gloss ceramic tiled floor. Door leading to:



Kitchen:



Kitchen:



Kitchen:



Kitchen:



Kitchen:



Utility room:

16'7"max x 6'5" (5.05mmax x 1.96m)

Fitted with a range of white high gloss wall and base units. Single panelled central heating radiator. Two double power points plus those concealed serving the electrical appliances. Ceiling coving. Built-in storage cupboard. Plumbed for automatic washing machine. Wall mounted combination boiler which serves both the gas central heating system and the domestic hot water supply. Loft hatch with ladder leading to the partly board out loft with light. Complimentary tiling. High gloss ceramic tiled floor. Half glazed Upvc door leading to the front of the property and a further half glazed Upvc leads to the rear.

**Utility room:**

Master bedroom rear :

18'11"max x 11'10" (5.77mmax x 3.61m)

Fitted with a range of built-in robes with matching bedside cabinets and chest of drawers. Single panelled central heating radiator. Two double power points. Ceiling coving.

**Master bedroom rear:****Master bedroom rear:**

En-suite:

8'6" x 5'4" (2.59m x 1.63m)

Fully tiled and fitted with a glazed shower compartment housing the power shower. Vanity wash-hand basin with mixer tap and push button low flush W.C. Chrome ladder style radiator/towel rail. ceiling coving. Window allowing natural light. Ceramic tiled floor.



En-suite:



Bedroom no.2 front double::

11'11"max x 11'11"max (3.63mmax x 3.63mmax)

Fitted with a range of built-in robes. Single panelled central heating radiator. Two double power points. Laminate flooring.



Bedroom no.2 front double:



Bedroom no.2 front double:



Bedroom no.3 front double:

11'5" x 9'11" (3.48m x 3.02m)

Single panelled central heating radiator. Two double power points. Ceiling coving.



Bedroom no.3 front double:



Bedroom no.3 front double:



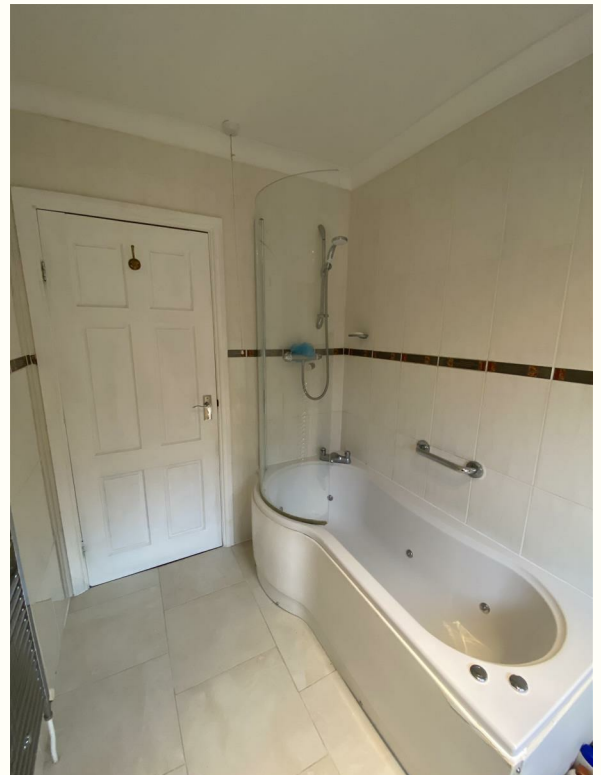
Bathroom:

8'6" x 5'10" (2.59m x 1.78m)

Fully tiled to compliment the shaped bath, pedestal wash-hand basin and push button low flush W.C. Power shower over bath with glazed shaped shower screen. Chrome ladder style radiator/towel rail.



Bathroom:



Exterior:

Double timber gates to the front of the property lead to a spacious resin driveway that allows ample off-street parking and leads to the double detached garage which measures approx 25'8"max x 17'0" with electric doors, power and light . A timber pedestrian gate adjacent to the side of the property leads to the rear garden with spectacular views over open countryside. The rear garden is laid to lawn with a selection of plants and shrubs and a quarry tiled patio area. Storage area beneath the property for useful storage.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Tenure & possession freehold:

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water meter and drains are all connected to the property. The property is fitted with solar panels.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band D.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Floor-plan:

