

horton knights of doncaster

8D

8D Lime Tree Crescent, New Rossington, Doncaster, DN11 0BT



AVAILABLE NOW SUBJECT TO SATISFACTORY REFERENCING- Having recently been re-decorated and re-carpeted, this 3 bedroom end townhouse offered with modern living accommodation.

The property benefits from pvc double glazing, gas central heating and comprises; Open plan lounge, fitted dining kitchen, ground floor w/c, first floor landing, three good sized bedrooms including two doubles and the master having an en suite, and a principal bathroom. Outside, there is off street parking to the front and an enclosed well proportioned garden to the rear. The property is located close to amenities including shops, schools, bus routes etc. Viewing is recommended.

£775 PCM



ACCOMMODATION

A double glazed entrance door gives access into the lounge.

LOUNGE

4.52m x 4.47m (14'10" x 14'8")
Having a pvc double glazed window to the front, two double panel central heating radiators, and a built in understairs storage cupboard. A door leads into the dining kitchen.

DINING KITCHEN

4.65m x 4.52m (15'3" x 14'10")
This new contemporary style space is fitted with a range of high gloss grey finished wall mounted cupboards and base units with a rolled edge work surface, incorporating a one and a half bowl stainless steel sink unit. There is an integrated electric fan assisted oven with matching electric hob and brushed stainless steel extractor hood, plumbing for a washing machine with appliance recess and space for a tall fridge/freezer. Having a double panel central heating radiator, wood effect vinyl floor covering, pvc double glazed doors giving access to the rear garden and halogen spotlights inset to the ceiling.

GROUND FLOOR W/C

Fitted with a modern white suite comprising of a low flush w/c, and a wall mounted wash hand basin with tiled splashbacks. There is a single panel radiator, an extractor fan, a pvc double glazed window to the side and vinyl floor covering continued through from the kitchen.

FIRST FLOOR LANDING

A pvc double glazed window to the side elevation, a useful built in storage cupboard and doors leading off to the remaining accommodation.

BEDROOM 1

5.11m x 2.67m max (16'9" x 8'9" max)
Having a pvc double glazed window to the rear elevation, a central heating radiator, plus access to the loft space.

EN SUITE SHOWER ROOM

Fitted with a three piece white suite comprising of a low flush w/c, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is tiling to the splashbacks and shower cubicle with a tiled effect vinyl floor covering, a central heating radiator, an extractor fan, chrome finished halogen spotlights and a pvc double glazed window to the rear elevation.

BEDROOM 2

4.04m x 2.49m (13'3" x 8'2")
Having a pvc double glazed window to the front elevation, and a central heating radiator.

BEDROOM 3

2.74m x 1.93m (9'0" x 6'4")
A pvc double glazed window to the front elevation, and a central heating radiator.

BATHROOM

Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin, and a panelled bath with a chrome mixer tap. There is a tiled effect vinyl floor covering, a central heating radiator, tiling to the bathing and splashback areas, an extractor fan and halogen spotlights inset to the ceiling.

OUTSIDE

To the front of the property, there is parking for two vehicles, and a pathway which leads to the side Of the property and in turn gives access to the rear garden.

REAR GARDEN

The rear garden has a good sized patio area with steps leading up to a raised lawn, with concrete posts and timber fencing to the boundary.

AGENTS NOTES:

Available immediately, subject to referencing! Bond - £775.00

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC

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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