



sales  
lettings  
and service

horton knights of doncaster



High Street, Wroot, Doncaster, DN9 2BT  
Asking Price £330,000



DOUBLE FRONTED 3 BEDROOM DETACHED HOUSE / GOOD SIZED CORNER GARDENS / LARGE INSULATED WORKSHOP WITH MEZZANINE FLOOR / CENTRAL HEATING / PVC DOUBLE GLAZING / LARGE FARMHOUSE KITCHEN / BEAUTIFUL CONSERVATORY OVERLOOKING REAR GARDEN / FABULOUS RURAL VILLAGE / INTERNAL VIEWING IS ADVISED //

Enjoying attractive corner gardens, a large characterful 3 bedroom detached village property with the addition of a large detached insulated workshop. The house has a central heating system, pvc double glazing and briefly comprises: Entrance hall, lounge, separate sitting/ dining room, rear hall, large farmhouse style kitchen, conservatory overlooking the rear garden, utility room and a ground floor wc, landing, 3 bedrooms, bathroom which includes a walk in shower and a separate wc. Outside there is a good sized corner garden, great for a keen gardener. Fabulous rural village yet with good access to Doncaster and Bawtry, plus local schools. INTERNAL VIEWING IS ADVISED.

**ACCOMMODATION**  
A traditional panelled entrance door with leaded glazed inset, fan light over leads into the property's entrance hall.

**ENTRANCE HALL**  
This is a beautiful hall, it has a traditional spindled staircase giving access to the first floor accommodation, a door leading down to the cellar. Finished with a quarry tiled floor and a double panelled central heating radiator.

**LOUNGE**  
**14'0" x 13'0" max (4.27 x 3.96 max)**  
A good sized room with a dual aspect, including a pvc double glazed window to the front and a further pvc double glazed double opening doors which lead out on to the rear garden. There is a period style fireplace with open hearth, picture rail, ceiling light and a double panelled central heating radiator.

**SITTING / DINING ROOM**  
**14'0" x 11'8" max (4.27 x 3.56 max)**  
A beautiful period styled room with two pvc double glazed windows to the front and side elevations, an in-built cupboard, period fireplace, a quarry tiled floor, picture rail and a ceiling light.

**FARMHOUSE STYLE KITCHEN**  
**14'1" x 13'2" (4.29 x 4.01)**  
This is a particularly good sized kitchen which comprises of base and wall fitments, a porcelain sink with a mixer tap, again finished with a quarry tiled floor, 2 pvc double glazed windows, a double panelled central heating radiator, a central ceiling light, a Victorian style drying rail, deep fireplace which is now home to a Elan style stove which has a 6 ring gas hob, 2 ovens and warming drawer.

**CONSERVATORY**  
**18'8" x 9'0" (5.69m x 2.74m)**  
From the rear of the breakfast kitchen, a door leads into the conservatory. This is beautiful addition and has pvc double glazed windows to the side and rear elevations including a set of pvc double glazed doors which gives access into the rear garden. It has a modern quarry tiled floor, power and light laid on.

**REAR HALLWAY**  
The rear hall has a stable type door giving access into the rear garden, double panel central heating radiator, quarry tiled floor and a door to the utility room.

**UTILITY ROOM**  
**7'8" x 7'5" (2.34 x 2.26)**  
Fitted with a range of base and wall units with a work surface, a single drainer stainless steel unit with a mixer tap. Pvc double glazed window, ceiling light, a quarry tiled floor and door to ground floor wc.

**GROUND FLOOR WC**  
This is fitted with a low flush wc, built-in cupboard, a central heating radiator, continuation of the quarry tile flooring and a ceiling light.

**FIRST FLOOR LANDING**  
As previously described, a staircase from the entrance hall leads to the first floor landing where there is a double panelled central heating radiator, a pvc double glazed window, ornate corning, ceiling light and doors to the bedrooms, bathroom and separate wc.

**BEDROOM 1**  
**13'0" max x 14'2" max (3.96 max x 4.32 max)**  
This is a lovely double bedroom, it has a pvc double glazed window to the front and side, feature fireplace, coving, a double panelled central heating radiator and a ceiling light.

**BEDROOM 2**  
**14'0" x 11'8" max (4.27 x 3.56 max)**  
An excellent sized second double bedroom, it has a pvc double glazed window to the front, a feature fireplace, a central heating radiator, coving and a central ceiling light.

**BEDROOM 3**  
**14'3" x 6'3" (4.34 x 1.91)**  
This is a comfortable sized third bedroom, it has a pvc double glazed window to the side, a ceiling light, access into the loft space and a double panelled central heating radiator.

**BATHROOM**  
This is all smartly finished with a modern theme which includes a walk-in shower with rain fall style shower head, double ended bath with a central shower rinse and mixer tap, wash hand basin inset into a vanity unit, tiled flooring, contemporary style towel rail/radiator, pvc double glazed window and a ceiling light.

**SEPARATE WC**  
Fitted with a white suite comprising of a low flush wc, floating wash hand basin, pvc double glazed window, tiled display niche, ceiling light and tiled flooring.

**OUTSIDE**  
As the name implies the property stands upon a good sized corner garden. There is a wide side drive which provides car standing, which leads to a large detached fully insulated workshop with a mezzanine floor, perfect for a home office/ hooby room. The remaining garden is well enclosed offering a good degree of privacy, it is principally lawned with seating areas. There is lots of space for a gardener keen to create a more self sufficient lifestyle.

**AGENTS NOTES:**

TENURE - FREEHOLD.

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 C

BROADBAND - Ultrafast broadband is available with download speeds of up to 56 mbps and upload speeds of up to 10 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

