



sales
lettings
and service

horton knights of doncaster



17 Aisby Drive, Rossington, Doncaster, DN11 0YY
Guide Price £225,000 - £235,000

***** GUIDE PRICE £225,000 - £235,000 *****

AN IMMACULATELY PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH GAS CENTRAL HEATING / DOUBLE GLAZING / L-SHAPED LOUNGE/DINING ROOM GIVING ACCESS TO THE GARDEN / FITTED KITCHEN / BATHROOM WITH 4 PIECE SUITE / OPEN PLAN FRONT GARDEN AND SIDE DRIVEWAY WITH GARAGE / ENCLOSED REAR GARDEN / VIEWING HIGHLY RECOMMENDED //

Tucked away in this lovely quiet part of Rossington this immaculately presented detached bungalow enjoys accommodation with a gas fired central heating and pvc double glazing throughout and comprises of: entrance hall, L-shaped lounge/dining room giving access onto the garden, fitted kitchen, 3 bedrooms including 2 doubles and a main bathroom with a 4 piece suite. Outside the property has open plan front garden with a long driveway, brick built garage and enclosed rear garden. Situated where the property is gives it good access to local amenities including schools, bus routes, supermarkets and the M18 and A1 if required. The property is in ready to move into condition and must be viewed to appreciate all it has to offer.

ACCOMMODATION

A pvc double glazed entrance door with double glazed side screen gives access to the entrance hall.

ENTRANCE HALL

12'4 x 3'8" extended to 10'10" (3.76m x 1.12m extended to 3.30m)

A nice size entrance hall giving a nice feeling of space with coving to textured ceiling, access to loft space with retractable ladder, useful built-in cloaks cupboard with hanging rail and shelving, dado rail to the walls and doors leading off to the remaining accommodation.

L-SHAPED LOUNGE/DINING ROOM

11'7" extended to 20'11" x 8'5" extended to 16' (3.53m extended to 6.38m x 2.57m extended to 4.88m)

This is a great room because it is situated at the rear of the property rather than the front giving access onto the rear gardens. It has pvc double glazed windows to the side and rear elevations and pvc sliding patio style doors giving access to the patio at the rear, 2 central heating radiators, a beautiful limestone fire surround, inset and hearth incorporating a living flame gas fire with attractive chrome style trim and coving to the ceiling.

KITCHEN

9'1" x 9'2" (2.77m x 2.79m)

The kitchen is fitted with a range of white high gloss wall mounted cupboards and base units, with a polished granite work surface incorporating a one and half bowl stainless steel sink and tiled splashbacks. There is an integrated brush stainless steel electric oven with ceramic hob and brushed stainless steel and glass extractor hood. There is also plumbing for a washing machine with appliance recess for a tall fridge/freezer, grey wood style laminated flooring, coving to the ceiling with white spot lights inset and a pvc double glazed window to the side elevation.

BEDROOM 1

13'6" x 9'4" max (4.11m x 2.84m max)

Very smartly presented with a pvc double glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes and over head cupboards providing ample storage and hanging rail space.

BEDROOM 2

8'3" x 11'4" (2.51m x 3.45m)

This is another double room which has a pvc double glazed window to the front, central heating radiator and fitted wardrobes providing hanging rail and shelving space.

BEDROOM 3

8'4" x 6'10" (2.54m x 2.08m)

Currently used as a study but originally designed as a third bedroom, it has a pvc double glazed window to the side, central heating radiator, bespoke fitted furniture providing a useful work space with spot lighting and coving to the ceiling.

BATHROOM

8'2" x 7'5" (2.49m x 2.26m)

Fitted with a 4 piece white suite comprising of low flush wc, wash hand basin set into a vanity unit, shower cubicle housing a mains plumbed shower and a panelled bath. There is full ceramic tiling to the walls and shower cubicle with further ceramic tiling to the floor, the suite is all nicely finished with chrome style fitments including a wall mounted heated towel rail, has a pvc double glazed window to the side, halogen spotlight and integrated extractor fan.

OUTSIDE

To the front of the property there is a very pretty open-plan front garden with decorative shaped lawn and well stocked borders stocked with a variety of flowering plants and shrubs. To the side of the property there are attractively laid gravel areas with a block paved driveway providing off-street parking for 2/3

vehicles. The driveway leads to a timber gate which gives access into the rear garden and also to the brick built garage.

BRICK BUILT GARAGE

The garage forms part of a block of 2 with next door and has an up and over door to the front with light and power supplied and storage space into the loft.

REAR GARDEN

The rear garden is beautifully appointed with a shaped lawn and raised stone built beds again with a nice variety of flowering plants and small shrubs. There is also a water pond and a block paved pathway and patio suitable for table, chairs and sun loungers in the summer months. It has a combination of brick wall and concrete posts with timber fencing to the outer boundary with external lighting, a small shed and an external water tap attached to the side elevation of the house. There is also a pathway to the right hand side of the property giving all round access.

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...

COUNCIL TAX - Band C

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 : 0 0 S u n d a y
www.hortonknights.co.uk

INDEPENDENT M O R T G A G E ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated

impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

