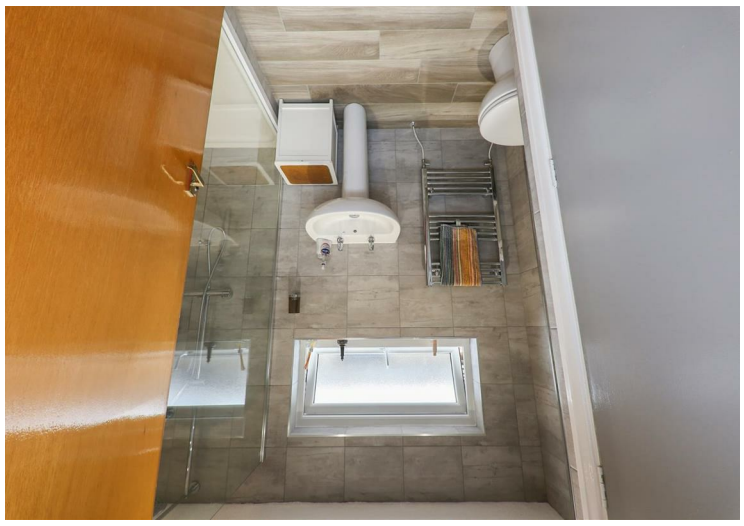

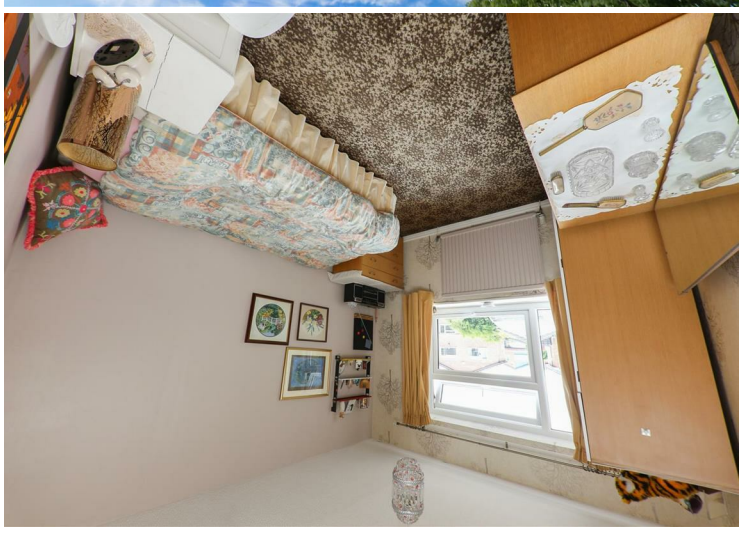
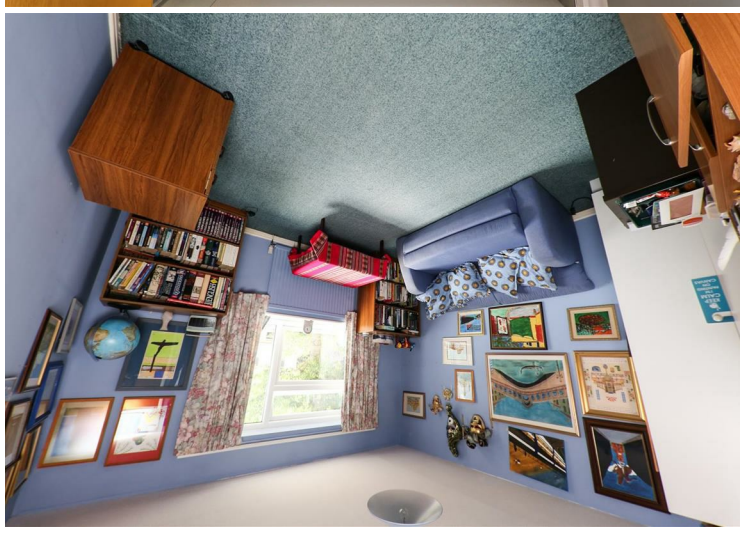

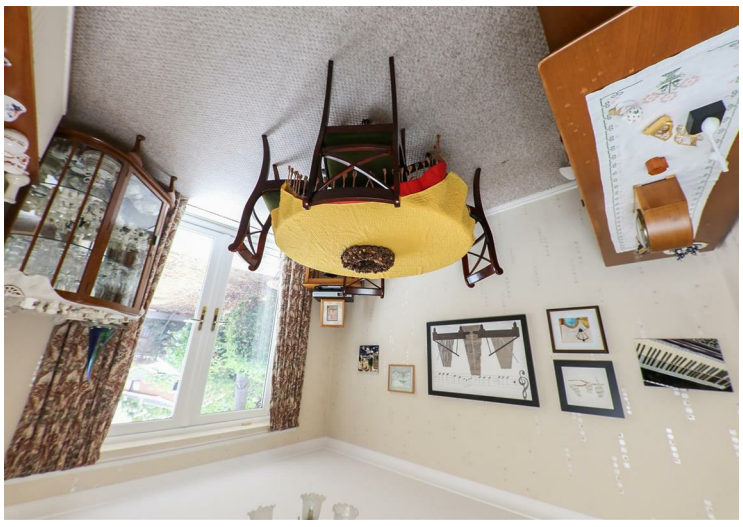
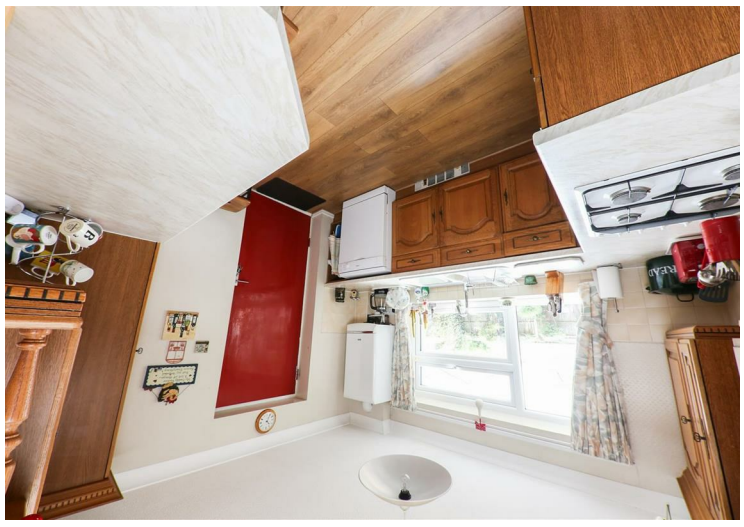

horton knights
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sales
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and service

Stoops Lane, Bessacarr, Doncaster, DN4 7RZ

Offers Over £285,000 - £300,000

A SPACIOUS 4 BEDROOM DETACHED HOUSE / WELL REGARDED RESIDENTIAL ROADWAY / ORIGINAL STYLED ACCOMMODATION / LOTS OF POTENTIAL / NO UPPER CHAIN / CLOSE TO LAKESIDE RETAIL & LEISURE / EARLY VIEWING RECOMMENDED //

This is an original styled and quite spacious 4 bedroom detached house which offers amazing potential. The property has a lovely retro feel and therefore offers a lot of potential. It has a modern gas radiator central heating system, PVC double glazing and briefly comprises: A spacious entrance hall with a half landing, a ground floor WC, a large full width lounge, separate dining room with French doors onto the rear garden and a fitted kitchen. First floor landing, four good-sized bedrooms and a new contemporary shower room. Outside there are ample front and rear gardens, a long side driveway and a larger than average garage with electric door. A highly sought after residential roadway within Bessacarr offering easy access to Lakeside retail and leisure and the City Centre. Early viewing is recommended, it won't be for sale long.

ACCOMMODATION
A shallow canopy gives shelter to a composite type double glazed entrance door with a decorative glazed inset and leads into the property's entrance hall.

ENTRANCE HALL
This is a good size, it has a returned style staircase leading to the first-floor accommodation with a deep built-in understairs storage cupboard. A modern laminate floor covering, a double panel central heating radiator, coving and a central ceiling light.

GROUND FLOOR WC
This is fitted with a two- piece suite that comprises of a low flush WC and a wash hand basin, a PVC double glazed window, laminate flooring, central ceiling light and a central heating radiator.

LOUNGE
19'8" x 10'9" (5.99m x 3.28m)
An attractive front facing reception room with two broad PVC double glazed windows to the front elevation which gives the room a good amount of natural light. There are two central heating radiators, two ceiling light points and a feature fireplace with a living flame style gas fire inset.

DINING ROOM
11'4" x 9'4" (3.45m x 2.84m)
This is positioned towards the rear of the property. It has a set of PVC double glazed double opening French style doors which lead out into the rear garden, coving to the ceiling, a central ceiling light and a central heating radiator.

KITCHEN
11'4" max x 9'8" max (3.45m max x 2.95m max)
This is fitted with a range of oak cabinets, finished with a contrasting work surface and includes an integrated four-ring gas hob, oven and an extractor hood. There is a 1½ bowl composite style sink unit with a mixer tap, a recess suitable for an under-counter fridge dishwasher etc. Laminate flooring, coving, a central ceiling light and a PVC double glazed window with an outlook into the rear garden. There is a wall mounted gas fired combination type boiler which supplies the domestic water and the central heating systems. An integral door from here leads into the garage.

HALF LANDING
This has a broad pvc double glazed window to the side and the stairs continue up to the first-floor landing.

FIRST FLOOR LANDING
A nice wide-open space, it has a central ceiling light, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
11'2" x 10'10" (3.40m x 3.30m)
A large double bedroom, it has a range of fitted bedroom furniture concealing a hanging rail and storage, a PVC double glazed window to the front, central heating radiator, coving to the ceiling and a ceiling light.

BEDROOM 2
11'6" x 10'9" (3.51m x 3.28m)
An equally sized double bedroom, it has a PVC double glazed window with an outlook into the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3
11'2" x 8'8" (3.40m x 2.64m)
A comfortable third double bedroom, it has a PVC double glazed window with an outlook to the front, a central heating radiator, coving and a ceiling light.

BEDROOM 4
11'6" max x 8'7" (3.51m max x 2.62m)
This has a PVC double glazed window with an outlook into the property's rear garden, a central heating radiator and a central ceiling light.

SHOWER ROOM
Originally a bathroom, but more recently it's been reconfigured to create a more modern contemporary style shower room. This has a walk-in shower with a rainfall style shower, including a frameless glass screen, a wash hand basin and a low flush WC. There is modern tiling to the four walls with coordinating floor tiles, a contemporary style towel rail/radiator, a PVC double glazed window, inset spotlighting to the ceiling, a built-in cupboard which offers linen storage.

OUTSIDE
To the front of the property there is an attractive garden, this has hedging to the perimeters, shaped flower beds stocked with a variety of shrubs and plants, a wide side driveway provides car standing and in turn leads to an attached brick garage.

GARAGE
16'4" x 11'9" (4.98m x 3.58m)
This has an electric roller shutter style door, power and light laid on. There are two composite doors to the front and rear elevation, plumbing and space for a washing machine, fridge, freezers etc. and a central heating radiator.

REAR GARDEN
To the rear of the property there is an attractive enclosed garden. It has a concrete post and timber fencing as well as hedging to the perimeters. There is a shaped lawn with flower beds and borders, stocked with a variety of maturing shrubs and plants and a central ornamental tree, A paved patio extends across the rear elevation and provides an attractive sitting area. Plus gated side 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 2016.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

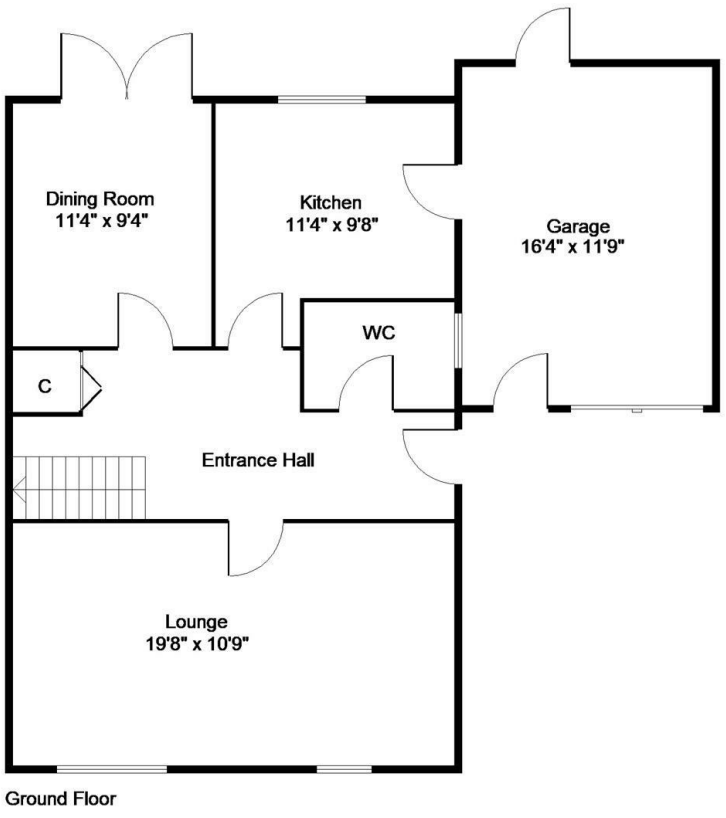
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

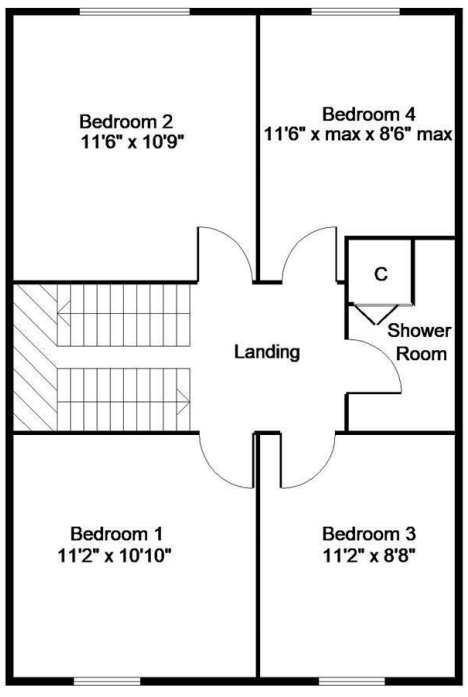
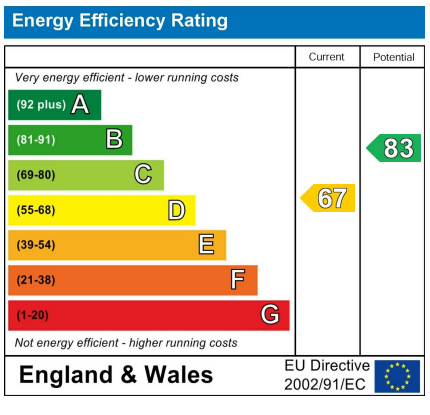
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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.



Ground Floor



First Floor