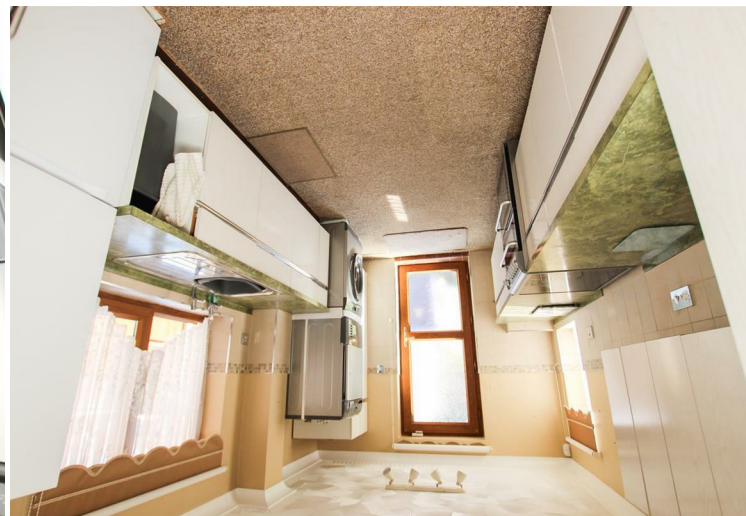
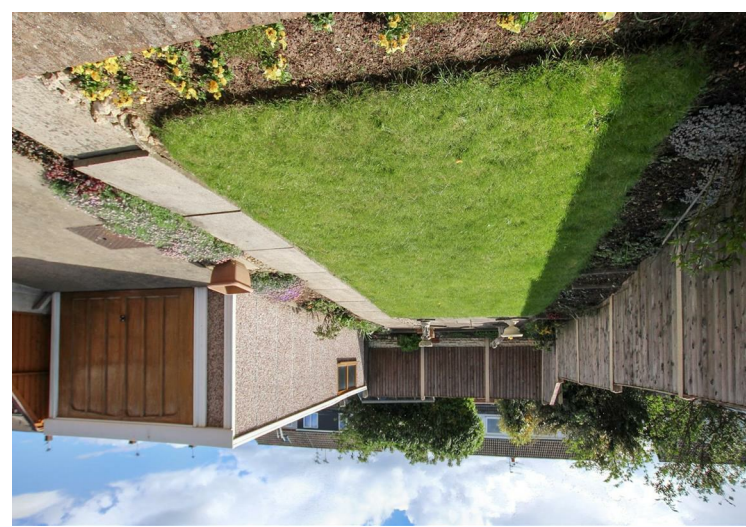




horton knights of doncaster

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Lutterworth Drive, Adwick-Le-Street, Doncaster, DN6 7DF
Offers Over £175,000

EXTENDED 3 BEDROOM SEMI DETACHED / LOVELY ROADWAY POSITION WITH THE SUN IN THE GARDEN IN THE AFTERNOON / PVC DOUBLE GLAZING / SPACIOUS OPEN PLAN LOUNGE & DINING ROOM / EXTENDED KITCHEN / 3 GOOD SIZED BEDROOMS / DRIVEWAY AND GARAGE / NO UPWARD CHAIN / VIEWING ESSENTIAL //

Offered with no upward chain, this 3 bedroom semi-detached house has been extended over the years to create a larger kitchen. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing, and briefly comprises: entrance hall, with stairs to first floor, spacious open plan lounge/dining room with door onto the rear garden, extended kitchen measuring 14'0" x 8'10", first floor landing, 3 good sized bedrooms, 2 excellent doubles plus a separate shower and separate wc. Outside are attractive gardens all well maintained a long driveway provides car standing and continues along the side of the house to a detached sectional garage. The rear garden enjoys the sun on an afternoon. Well placed with access to local amenities including good local schools, shops plus access to the A1 and motorway network via the Redhouse Interchange, Priced to sell, early viewing recommended.

ACCOMMODATION

A recessed portico gives shelter to a pvc double glazed entrance door and leads into the entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a built-in understairs storage cupboard, there is a further tall cloaked cupboard, central heating radiator, coving, ceiling light and doors leading to the ground floor accommodation.

OPEN PLAN LOUNGE/DINING ROOM
24'0" x 11'6" max (7.32m x 3.51m max)

A particularly good sized room, it has a broad pvc double glazed window to the front, a feature fireplace with gas fire inset, within the dining area there is a central heating radiator, pvc double glazed door with matching side screens which gives access into the rear gardens and again there is coving to the ceiling.

EXTENDED KITCHEN

14'0" x 8'10" (4.27m x 2.69m)

This is is a particularly good size and benefits from the extension. It has a range of base and wall units with a fitted work surface, a single drainer stainless steel sink unit, recess for an electric cooker point and a space for a tall fridge/freezer. There are 2 pvc double glazed windows to the side elevations and a pvc double glazed exterior door, coving and 2 ceiling spot light fitments.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space, a built-in cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic water and

central heating systems and doors leading to the remaining accommodation.

BEDROOM 1

12'8" max x 12'6" max (3.86m max x 3.81m max)

This has a broad pvc double glazed window to the front, a central heating radiator, coving and ceiling light.

BEDROOM 2

11'2" x 10'1" (3.40m x 3.07m)

A good size second double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, central heating radiator, coving and ceiling light.

BEDROOM 3

9'10" max x 8'6" max (3.00m max x 2.59m max)

This has a pvc double glazed window to the front, central heating radiator, coving, ceiling light and built-in cupboards over the stair bulk head.

SHOWER ROOM

5'6" x 5'0" (1.68m x 1.52m)

The original bathroom has been reconfigured over time to create a modern shower room, this has a walk-in shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, matching wash hand basin, tiling to the four walls, vinyl floor covering, contemporary style towel rail/radiator, pvc double glazed window and water proof style ceiling with inset spot lighting.

WC

5'6" x 2'8" (1.68m x 0.81m)

There is a matching separate wc, fully tiled with vinyl

flooring, pvc double glazed window, waterproof style ceiling with inset spot lighting.

OUTSIDE

To the front of the property there is a hard landscaped garden with decorative stones, ornamental flower bed which is all walled with a long driveway which provides car standing and leads to a detached brick garage. This has an up and over door.

REAR GARDEN

This is nicely enclosed, it has concrete posts and timber fencing to the perimeters, there is a paved patio which leads to a lawn with a further patio to the far end, shaped flowerbeds and borders stocked with a variety of shrubs and plants.

AGENTS NOTES:

TENURE - Freehold.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler fitted Sept 2012 TBC.

SOLAR PANELS - To the rear of the property.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

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

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

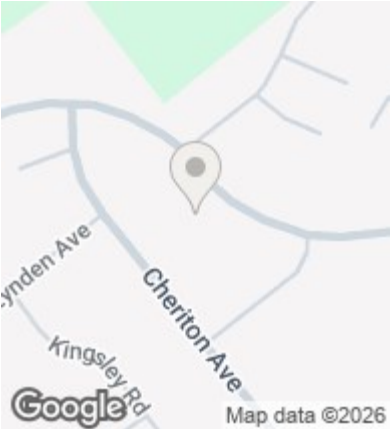
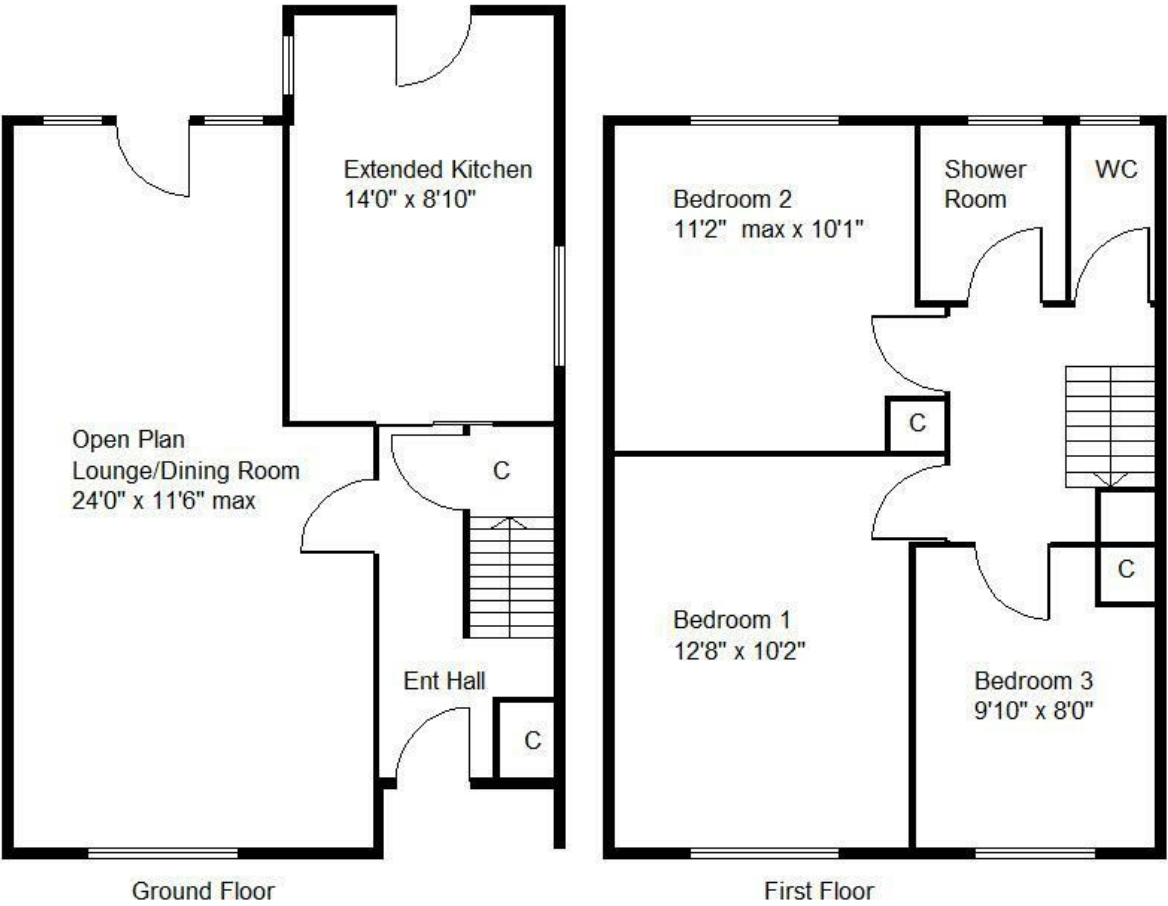
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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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	85	88
(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		