

**Varsity Close, Lindholme, Doncaster, DN7 6DW**
**Offers Around £370,000**

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**A LARGE 4 BEDROOM DETACHED HOUSE / SAT IN LARGE MATURE GARDENS / WELL PROPORTIONED AND SPACIOUS LIVING / DOUBLE GLAZING & GAS CENTRAL HEATING / GARAGE AND AMPLE PARKING / NOT TO BE MISSED //**

Space, best describes this 4 bedroom detached family house, there is an abundance of it, whether your stood in the large reception rooms, the bedrooms or the garden there is space. Originally constructed for the officers, the property provides well proportioned rooms and comfortable family living, with equally large gardens. The accommodation has gas central heating, pvc double glazing, upgraded internet and briefly comprises: Entrance hall with cloaks/ wc off, large lounge, second sitting room/ dining room, large family kitchen, utility room, rear lobby and a ground floor shower room. First floor landing, 4 good sized bedrooms and a house bathroom. Outside are very large gardens by todays standards, ample parking and a detached brick garage. Lindholme Village sits between Blaxton and Hatfield Woodhouse off the A614, with access to neighbouring villages for amenities. VIEWING IS HIGHLY RECOMMENDED.

**ACCOMMODATION**
A substantial timber entrance door leads into property's entrance hall.

**ENTRANCE HALL**
This is a long hall with a staircase giving access to the first floor accommodation, a built in under stairs storage cupboard, central heating radiator, central ceiling light and door to ground floor WC.

**GROUND FLOOR W/C**
This is all nicely finished with a modern two-piece white suite comprising of a low flush WC wash hand basin, attractive panelling and a pine shelf, pvc double glazed window, laminate style flooring, central heating radiator and a central ceiling light.

**LOUNGE**
**20'7" x 12'0" max (6.27m x 3.66m max )**
This is an excellent sized dual aspect reception room, having a PVC double glazed window to the front and a further deep PVC double glazed bay to the rear which incorporates a french door giving access to the rear garden. There is a feature fireplace with a multi fuel burner inset, a central ceiling light and a central heating radiator.

**SITTING/ DINING ROOM**
**14'6" x 11'10" max (4.42m x 3.61m max )**
This has two PVC double glazed windows with an outlook over the rear garden, there is a picture rail, ceiling light and a central heating radiator.

**BREAKFAST KITCHEN**
**16'0" x 12'9" max (4.88m x 3.89m max )**
This is a good size with a range of high and low level units finished with a grey coloured cabinet door and a contrasting work surface. There is a deep recess suitable for range style cooker with extractor hood, a single drainer, one and half bowl stainless steel sink unit with mixer tap. There is plumbing for a dishwasher, the work surface extends to provide a breakfast bar, there are four double glazed windows to the front and rear elevations, a column style radiator and a door giving access to a separate utility room.

**UTILITY ROOM**
**9'0" x 7'4" max (2.74m x 2.24m max )**
This has a range of base and wall units, a PVC double glazed window, plumbing for automatic washing machine, room for tumble drier, fridge freezer etc, laminate flooring and a central heating radiator.

**REAR LOBBY**
This has a tiled floor covering, timber casement door giving access to the side and rear gardens, ceiling light and a second door giving access into a ground floor shower room

**GROUND FLOOR SHOWER ROOM**
This has a shower enclosure with mains plumbed thermostatic shower, corner wash basin, low flush WC, a ladder style radiator, PVC double glazed window, continuation of the tiled flooring and inset spot lighting to the ceiling.

**FIRST FLOOR LANDING**
This is a long landing which gives access to the bathroom, bedrooms and has access to the loft space via drop-down ladder. It has a central heating radiator and to the far end there is a deep walk in boiler style cupboard which houses a wall mounted gas fired combination type boiler, with linen storage, PVC double glazed window and a ceiling light.

**BEDROOM 1**
**20'7" x 11'0" max (6.27m x 3.35m max )**
This is a large double bedroom which mirrors the size of the lounge, it has a PVC double glazed window to the front and further PVC double glazed window to the rear, which gives a pleasant outlook to the properties rear garden. there are two central heating radiators, picture rail, built in wardrobes, ceiling light.

**BEDROOM 2**
**13'6" x 12'0" max (4.11m x 3.66m max )**
This is a lovely second double bedroom with two PVC double glazed windows with an outlook over the properties rear garden, laminate flooring, central heating radiator, central ceiling light, picture rail and built in wardrobes.

**BEDROOM 3**
**12'0" x 11'0" max (3.66m x 3.35m max )**
This is a very good sized third double bedroom with PVC double glazed window with outlook over the properties rear garden. There is fitted wardrobes, picture rail, central ceiling light and central heating radiator.

**BEDROOM 4**
**12'0" x 8'0" (3.66m x 2.44m )**
This is a good size double, it is presented as an office, it has two pvc double glazed windows to the rear and side elevations, a central heating radiator, picture rail and central ceiling light.

**HOUSE BATHROOM**
This is fitted with a modern white suit that comprises of a panel bath with cradle shower style mixer, pedestal wash hand basin and a low flush w/c. There is tiling to the walls, laminate floor covering, pvc double glazed window times two, column style radiator, inset spotlighting to the ceiling.

**OUTSIDE**
The property stands on a large plot, it is lawned to the front, side and rear. There is a driveway which provides ample car standing and in turn leads to a detached brick garage.

**REAR GARDEN**
Gated access to the side leads into a beautiful large, mature rear garden. This has concrete post and timber fencing to the perimeters. This is mainly lawned with trees to the boundaries providing screening and privacy during the summer months.

**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 D.

BROADBAND - The property has a ……..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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