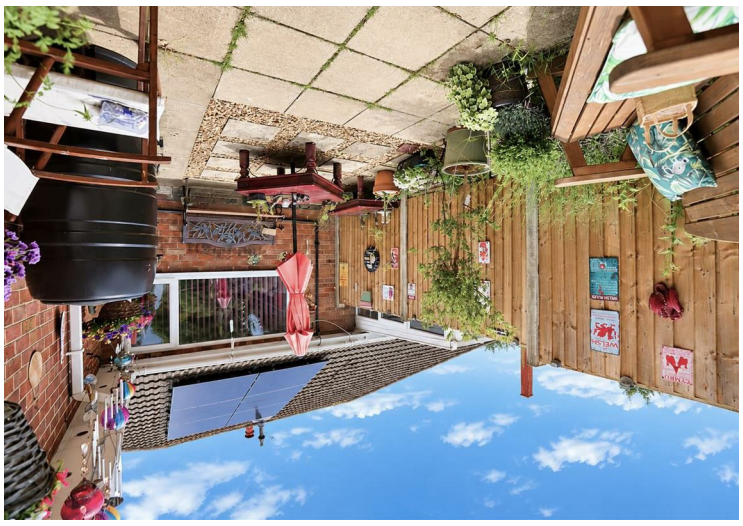
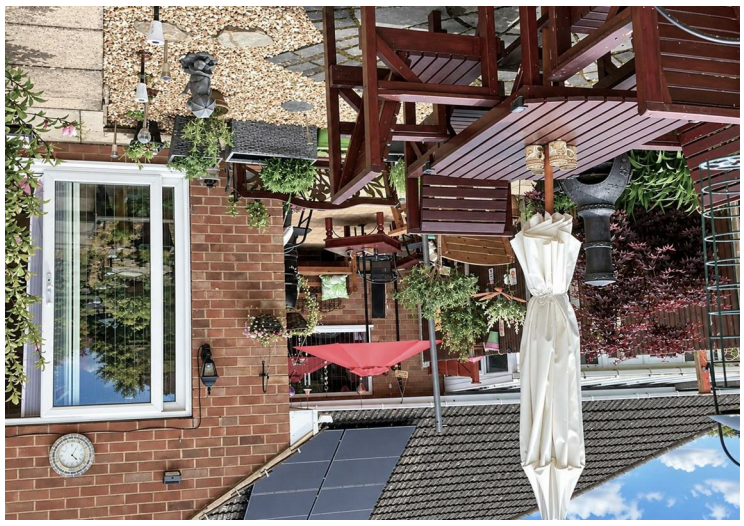
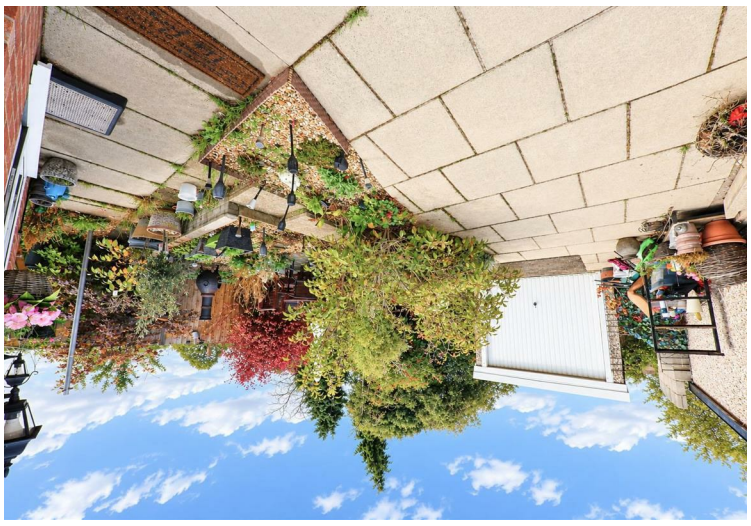
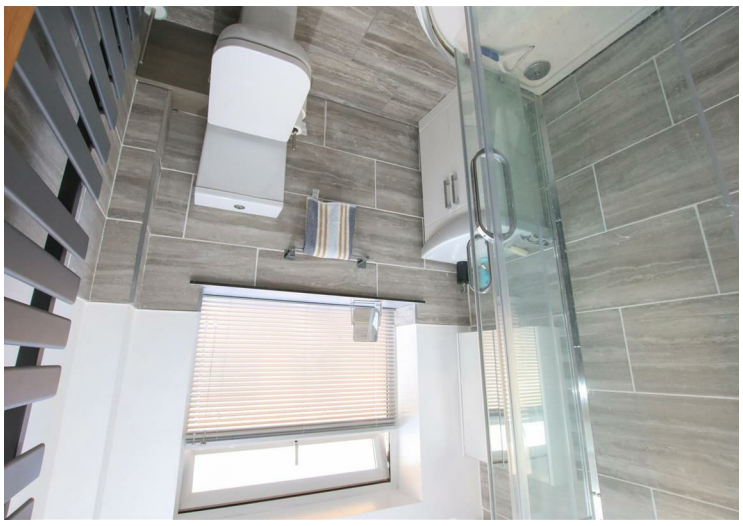










horton knights of doncaster

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Grenville Road, Balby, Doncaster, South Yorkshire, DN4 9JJ

Guide Price £185,000 - £195,000

***** GUIDE PRICE £185,000 - £195,000 *****

A MODERN SEMI-DETACHED BUNGALOW / GAS CENTRAL HEATING & PVC DOUBLE GLAZING / LOUNGE / MODERN KITCHEN / SEPARATE DINING ROOM OR THIRD BEDROOM / TWO FURTHER GOOD SIZE BEDROOMS / CONTEMPORARY SHOWER ROOM / ATTRACTIVE GARDENS / LONG SIDE DRIVEWAY AND A DETACHED GARAGE/ GOOD ACCESS TO LOCAL AMENITIES / VIEWING A MUST //

It's rare to see a bungalow with such a modern interior come to the market so my advice is to book a viewing straight away to avoid disappointment. The bungalow has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: L shaped entrance hall, front facing lounge with a feature bay window, modern well equipped kitchen, separate dining room or bedroom 3 if preferred, two further good bedrooms and a contemporary style shower room. Outside are attractive gardens, a long side driveway and a detached garage. Well placed with good access to local amenities including local shops, bus routes and access to the A1 and motorway networks. VIEWING ESSENTIAL.

ACCOMMODATION
A PVC double glazed composite type door leads into the property's entrance hall.

ENTRANCE HALL
This is an L-shaped hallway all smartly presented. It has a real wood effect tiled floor, a double panel central heating radiator, a built-in cupboard which houses electric boxes etc. including the inverter for the solar panels. There an access into the loft space and oak interior doors into the lounge.

FACING LOUNGE
14'7" into bay x 11'0" (4.45m into bay x 3.35m)
An attractive front facing reception room. It has a modern herringbone laminate laid floor, a PVC double glazed bay window to the front and coving to the ceiling. There is a feature fireplace with a heavy oak mantle over and a recess suitable for a little stove type fire. An oak and glass door leads through into an extended kitchen.

KITCHEN
13'0" x 9'4" (3.96m x 2.84m)
This is probably better demonstrated by the floor plan and photographs. It is all beautifully finished with a range of modern high and low level units which includes a work surface over, a 1½ bowl single drainer stainless steel sink unit with mixer tap. There is space for a range style cooker with a tiled splash back and an extractor hood over, plumbing for an automatic washing machine and a further tall recess suitable for an American style fridge freezer. There is a PVC double glazed window coving and spotlighting to the ceiling. There is a door which leads into dining room or bedroom three.

DINING ROOM/ BEDROOM 3
12'4" x 9'6" (3.76m x 2.90m)
A good size room. It has a PVC double glazed sliding patio door which gives access into the rear garden, a double panel central heating radiator, laminate flooring, coving and a central ceiling light.

BEDROOM 1
12'2" x 11'0" (3.71m x 3.35m)
A lovely double bedroom. It has a broad PVC double glazed window with an outlook into the property's rear garden, a double panel central heating radiator, modern laminate flooring and fitted wardrobes concealing hanging rail and storage. There is coving to the ceiling and a central ceiling light.

BEDROOM 2
9'6" x 7'2" (2.90m x 2.18m)
A good sized third bedroom. It has a range of fitted wardrobes set into the recess, a PVC double glazed window, coving to the ceiling, central ceiling light and modern laminate floor covering.

SHOWER ROOM
Fitted with very much a contemporary theme which includes a large walk-in corner shower with a main plumbed thermostatic shower including a rainfall shower head, wash basin inset to a vanity unit, and low flush WC. There is modern tiling to the walls, inset spotlighting, an extractor fan, contemporary style towel rail/radiator and a PVC double glazed window.

OUTSIDE
The property stands on an attractive plot. The front has been finished with an ornamental wall with decorative ironwork including double opening gates with a composite inset. There is a hard landscaped front garden with decorative stones, shaped flower beds and borders all designed for easier and lower maintenance. The driveway provides car standing and continues along the side of the property.

DETACHED GARAGE
Which has an up and over door and power and light laid on.

REAR GARDEN
The rear garden itself is again nicely enclosed, a good size with paved patio and sitting areas and concrete posts and timber fencing to the perimeters.

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 B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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.

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.

