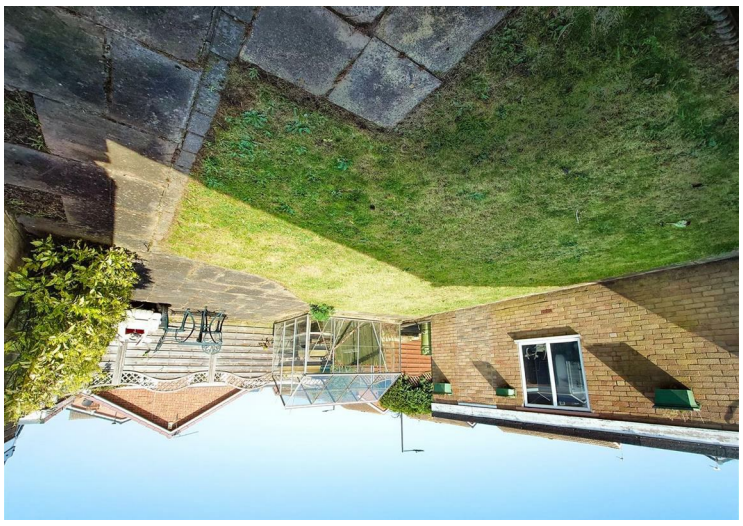
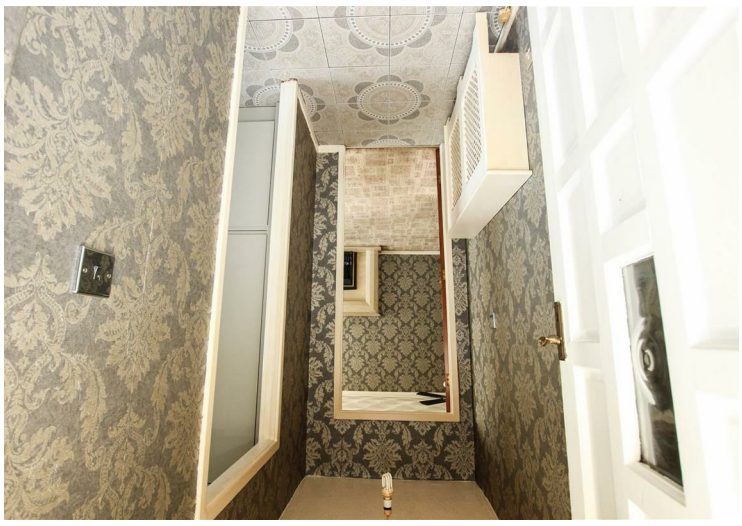







horton knights of doncaster

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Bond Street, New Rossington, Doncaster, DN11 0DT

Offers Over £210,000 - £235,000

AN ATTRACTIVE LARGER THAN AVERAGE CORNER POSITION / 3 BEDROOM DETACHED BUNGALOW / ULTRA MODERN KITCHEN WITH INTEGRATED APPLIANCES / SPACIOUS LOUNGE / MODERN SHOWER ROOM / DETACHED GARAGE & AMPLE PARKING / NO UPWARD CHAIN //

Located on this popular roadway, a good sized 3 bedroom detached bungalow. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: A pvc entrance porch, inner hall, spacious lounge, ultra modern fitted kitchen with integrated appliances, inner lobby, 3 bedrooms, good size main bedroom plus a modern shower room. Outside there are attractive corner gardens with a long driveway and space for motor home/caravan. The property is well placed with access to local amenities in Rossington and easy access to the motorway network. NO UPPER CHAIN. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A pvc double glazed entrance door leads into a side lobby. It is all pvc double glazed and a further timber casement door gives access into the hall.

ENTRANCE HALL
Finished with a tiled flooring, ceiling light, central heating radiator and a door into a beautifully fitted kitchen.

KITCHEN
10'0" x 7'6" (3.05m x 2.29m)
This is all finished with a contemporary range of high and low level units finished with a handleless style doors, matching work surface and splashbacks. There is a 5 ring gas hob with an extractor hood, integrated oven, combination style microwave, integrated fridge and freezer and an out contemporary style tan drawers, matching high level units including corner displays. There is tiled floor covering, a recess suitable for a washing machine, pvc double glazed window with plantation blinds, coving to the ceiling, ceiling light.

FRONT FACING LOUNGE
19'1" x 11'9" (5.82m x 3.58m)
This has a broad pvc double glazed bow window to the front with fitted plantation blinds, a fitted fireplace with an electric fire inset, central heating radiator, coving to the ceiling, 2 central ceiling lights and a door to an inner hall.

INNER HALL
This has an access point into the loft space, deep cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, from here door lead to the bedrooms and shower room.

BEDROOM 1
13'0" x 9'2" (3.96m x 2.79m)
This is a large double bedroom which has a pvc double glazed window with an outlook into the rear garden, a central heating radiator and built-in wardrobes set to the recess.

BEDROOM 2
10'6" x 6'8" (3.20m x 2.03m)
A good sized second bedroom, it has a pvc double glazed window to the rear, central heating radiator, coving to the ceiling and a ceiling light.

BEDROOM 3
This bedroom has a pvc double glazed window to the side, central heating radiator and a central ceiling light.

SHOWER ROOM
A contemporary shower room, it has a shower enclosure with a frameless glass and chrome fittings, there is a mains plumbed thermostatic shower, wash basin set onto a vanity unit and a low flush wc. There is tiled floor covering, central heating radiator, pvc double glazed window, pvc double glazed window, inset spotlighting to the ceiling.

OUTSIDE
The property stands on an attractive corner plot, it is principally lawned, a dropped kerb gives access to a paved driveway which continues along the length of the garden offering ample parking and in turn leads to a detached brick garage which has a metal up and over door, power and light laid on. The garden continues along the side where there is additional space to the side, perfect for anybody with a caravan/motor home or similar.

REAR GARDEN
The rear garden itself is all enclosed, there is a paved patio area and sitting area and a aluminium framed greenhouse.

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 TBC.

COUNCIL TAX - Band B

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 - 3:00 Sunday

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