



12 Henry Court Thorne DN8 4LF

Offers Over £190,000

FREEHOLD

NO UPWARD CHAIN. THREE bedroom DETACHED bungalow with garage. Lounge, fitted kitchen/diner and bathroom. UPVC double glazed. Gas central heating. Private front and rear lawned gardens. Small cul-de-sac location within small residential estate. Viewing Recommended.



- THREE BEDROOM DETACHED BUNGALOW • Entrance Porch, Lounge • Spacious kitchen/diner • UPVC double glazed

ENTRANCE PORCH

Front UPVC double glazed entrance door. Radiator. Space for coats and shoes. Door into the lounge.

LOUNGE

14'4" x 14'1" max.

Front facing UPVC double glazed bow window. Feature plaster fireplace with marble hearth and inset to a coal effect fire.

Two radiators. Door into the inner hall.

INNER HALL

Doors off to all rooms. Loft access point. Useful built-in storage cupboard.

KITCHEN/DINER

12'0" x 11'4"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a range of oak effect wall and base units with laminate worksurfaces extending into a breakfast bar area with splashback tiling. Free standing gas cooker. Space for fridge freezer, washing machine and dryer. Wall mounted gas combi central heating boiler. Tiled floor. Radiator.

BEDROOM ONE

13'1" x 10'3"

Rear facing UPVC double glazed window. Fitted wardrobes and matching drawers. Radiator.

BEDROOM TWO

12'1" x 8'6"

Front facing UPVC double glazed window. Built-in wardrobes. Radiator.

BEDROOM THREE

8'9" x 8'0"

Currently used and shown on the photographs as a dining room. Front facing UPVC double glazed window. Radiator.

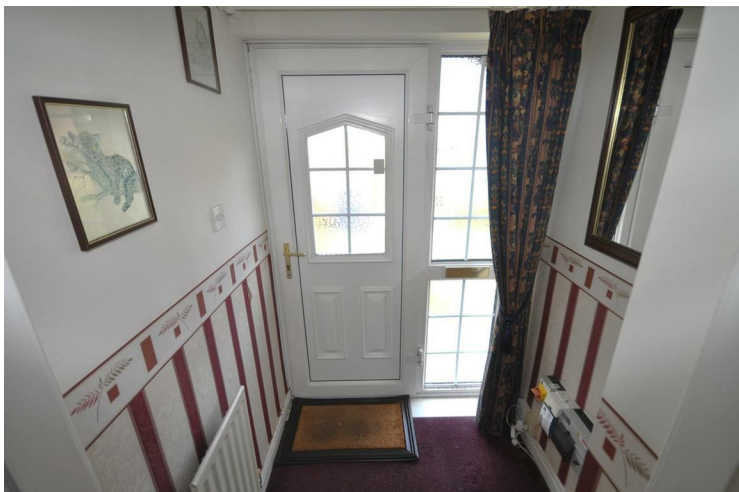
BATHROOM

8'8" x 6'4" max.

Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

There is a walled front garden with lawn and established clipped shrubs. There is a path to both sides of the bungalow leading into the rear garden and a timber door leading



- Gas central heating • Lawned front and rear gardens • Brick single garage, Solar Panels • Small cul-de-sac location • NO UPWARD CHAIN INVOLVED • Extending to approx. 71.6 sq.m / 771 sq.ft

directly into the garage.

GARAGE

17'5" x 8'6"

Brick construction with pitched and tiled roof. Front up and over access door and side pedestrian door leading directly into the garden. Electric light and power installed.

The garage is semi-detached so the right hand side garage is owned by the neighbouring bungalow to the left.

The rear garden is lawned with paved patio, established shrub and hedge borders and timber panelled fencing. Two timber garden sheds.

SOLAR PANELS

Solar panels are installed offering great savings.

NO UPWARD CHAIN INVOLVED





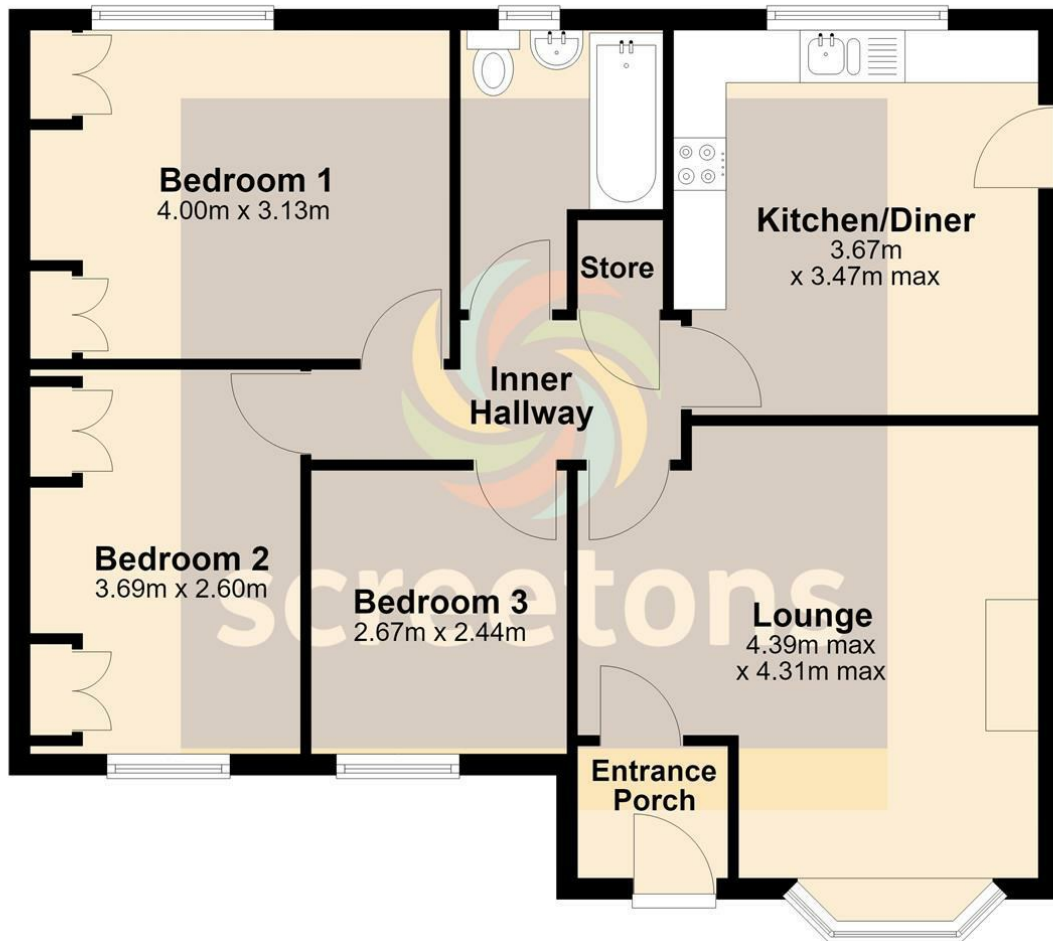


Additional Information

Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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