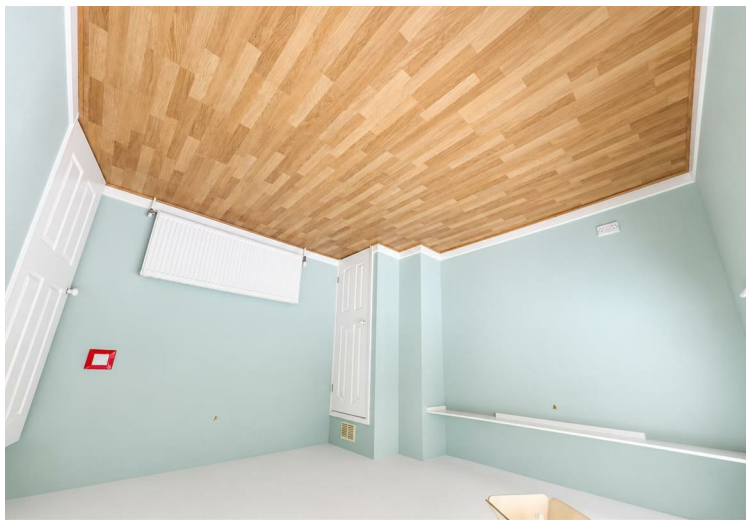

horton knights
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sales
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The Lings, Armthorpe, Doncaster, DN3 3RH
Offers Over £190,000

PRICED TO SELL / 3 BEDROOM SEMI DETACHED HOUSE / POPULAR ESTATE WITHIN ARMTHORPE / MODERN UPGRADED KITCHEN WITH APPLIANCES / MODERN SHOWER ROOM / GCH VIA COMBI BOILER / DRIVEWAY & DETACHED GARAGE / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

Offered with no upward chain, an attractive 3 bedroom semi detached house on this popular estate. gas central heating via a combi boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious open plan lounge and dining room with double doors onto the rear garden, modern upgraded kitchen with integrated appliances. First floor landing, 3 bedrooms and a modern shower room. Outside are attractive gardens, a long side driveway and a detached garage. Well placed with access to local amenities including shops, schools and the motorway networks. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A PVC double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase to the first floor accommodation with a built-in understairs storage cupboard, a modern laminate floor covering, a central heating radiator and a central ceiling light.

OPEN PLAN LOUNGE
13'2" x 11'6" max (4.01m x 3.51m max)
An attractive front facing reception room. It has a broad PVC double glazed window to the front, a feature fireplace, central heating radiator, coving to the ceiling and a central ceiling light. A broad opening from here leads through into the dining area.

DINING AREA
9'0" x 8'7" max (2.74m x 2.62m max)
This has PVC double glazed double opening doors which lead out onto the rear garden, coving to the ceiling, central ceiling light and a central heating radiator.

FITTED KITCHEN
9'0" x 8'6" max (2.74m x 2.59m max)
All beautifully finished with a range of modern high and low level units finished with a preparation surface over including a modern tiled splash back. There is a four ring gas hob with extractor hood above, an integrated oven, plus an integrated washing machine, space for an under counter appliance and room for a tall fridge freezer, a single drainer composite sink with mixer tap. Modern laminate flooring, PVC double glazed window, PVC double glazed exterior door,

FIRST FLOOR LANDING
This has a PVC double glazed window to the side, an access point into the loft space, and doors to the bedrooms and shower room.

BEDROOM 1
11'2" x 10'0" max (3.40m x 3.05m max)
This has a PVC double glazed window to the front, a central heating radiator, a central ceiling light, modern laminate flooring and built in cupboard which houses a gas fired combination type boiler which supplies the domestic water and central heating systems.

BEDROOM 2
10'8" x 10'3" (3.25m x 3.12m)
A second double bedroom it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and modern laminate flooring.

BEDROOM 3
7'6" x 7'0" max (2.29m x 2.13m max)
This is a single sized bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

SHOWER ROOM
This is fitted with a modern white suite that comprises of shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, a wash basin and a low flush WC. There is tiling to the four walls with a decorative feature tile, a PVC double glazed window, central heating radiator, vinyl flooring, coving to the ceiling and a central ceiling light.

OUTSIDE
Outside the property stands on an attractive plot, there's a brick wall to front and side perimeter, plus fencing. A concrete side driveway provides car standing and continues along the side of the property leading to a detached sectional type garage.

DETATCHED GARAGE
This has an up and over door.

REAR GARDEN
The rear garden is all enclosed, it has concrete post and timber fencing to the perimeters. The garden itself is mainly lawned, with a shaped flower bed and borders. Timber hut.

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 .....

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 www.hortonknights.co.uk

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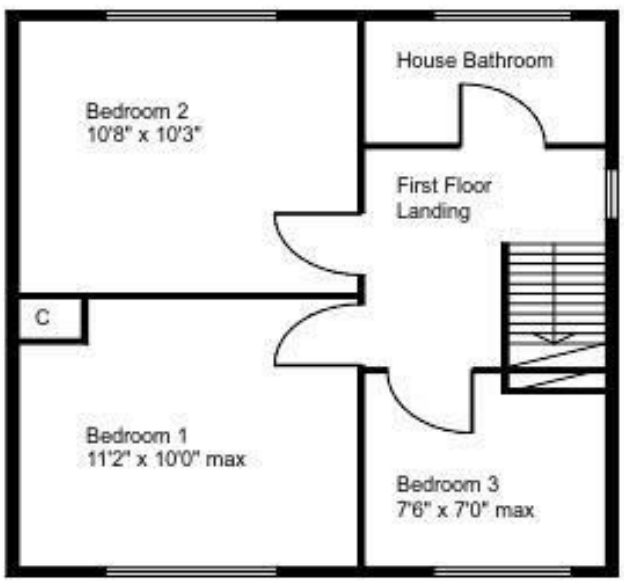
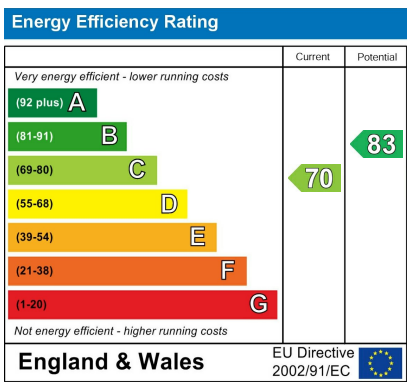
Ground Floor



First Floor