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Brecks Lane, Kirk Sandall, Doncaster, DN3 1PL
Guide Price £250,000 - £260,000

IMMACULATE 3 BEDROOM DETACHED BUNGALOW / WELL PRESENTED THROUGHOUT INC. OAK INTERIOR DOORS / LARGE DRIVEWAY & GARAGE WITH ELECTRIC DOOR / LOW MAINTENANCE GARDENS / MODERN KITCHEN / CONTEMPORARY SHOWER ROOM / NO CHAIN //

An internal viewing is highly recommended to appreciate the size, space and style of this attractive 3 bedroom detached bungalow. It has a gas central heating system via a combination type boiler, pvc double and briefly comprises: An 'L' shaped entrance hall, rear facing lounge, separate dining room and a modern fitted kitchen with integrated cooking appliances. From the hall there are 3 bedrooms, all of which are a good size plus a contemporary styled shower room. Outside are lower maintenance gardens, finished with a long patterned concrete driveway, an brick garage with an electric door and artificial lawns. Well placed with access to local shops on Brecks Lane, bus routes and the local train station. NO UPWARD CHAIN. PRICED TO SELL.

ACCOMMODATION

A canopy gives shelter to a pvc double glazed entrance door which leads into the property's L-shaped entrance hall.

ENTRANCE HALL

This is all smartly finished and sets the theme for the remainder of the property, it has a Luxury Vinyl Tile (LVT) floor covering, a central heating radiator, an access point into the loft space, two ceiling lights.

There is a tall in-built cupboard with shelf. Oak interior doors give access into the lounge and kitchen.

LOUNGE

14'4" x 12'0" (4.37m x 3.66m)

An attractive rear facing reception room, it has a broad pvc double glazed window with an outlook into the property's rear garden, a continuation of the LVT flooring, a central heating radiator, a pvc double glazed window, a feature fireplace with an electric fire inset, coving, central ceiling light and doorway into the dining room.

DINING ROOM

12'0" x 9'7" (3.66m x 2.92m)

This has two pvc double glazed double opening doors which give access out on to the property's rear garden. There is a continuation of the LVT flooring, a central heating radiator, coving, central ceiling light and a door leading into the kitchen.

FITTED KITCHEN

10'0" x 10'0" (3.05m x 3.05m)

This is fitted with a range of modern high and low level units finished with a timber style cabinet door with a contrasting roll edge work surface. There is a four ring gas hob with extractor hood above, integrated

double oven, a fridge/freezer set into a tall larder unit (which is included) plus a washing machine. There is a one and a half bowl stainless steel sink unit with mixer tap, a tall built-in cupboard that houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems, a pvc double glazed window to the side, pvc double glazed exterior door.

BEDROOM 1

13'10" max x 10'6" max (4.22m max x 3.20m max)

A good sized double bedroom, it has two pvc double glazed windows to the front and side elevations, a double panel central heating radiator, laminate flooring and central ceiling light.

BEDROOM 2

10'3" x 10'0" (3.12m x 3.05m)

A second double bedroom, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3

9'0" x 7'2" (2.74m x 2.18m)

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

SHOWER ROOM

7'8" x 7'1" (2.34m x 2.16m)

The house bathroom has been remodeled to create a contemporary style shower room which includes a walk-in shower with a frameless glass screen, a mains plumbed thermostatic shower including a rainfall shower head, a wash basin inset to vanity unit and a low flush wc. It is all smartly finished with waterproof walling, matching waterproof ceiling with inset spot lighting, an extractor fan and a tall contemporary style towel rail/radiator and two pvc double glazed windows.

OUTSIDE

To the front is a large driveway finished with an attractive patterned concrete design, which continues across the front to offer additional parking if required.

GARAGE

18'0" x 9'0" (5.49m x 2.74m)

A good size with an electric roller shutter style door, power and light plus a personnel door into the rear garden.

REAR GARDEN

To the rear of the property is an enclosed rear garden, mainly lawned with low maintenance artificial grass, fencing to the perimeters and a greenhouse.

AGENTS NOTES:

TENURE -

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 2007.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 2,000 mbps and upload speeds of up to 2,000 mbps.

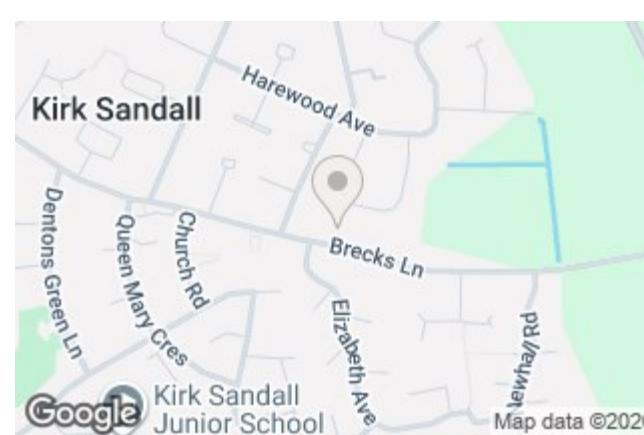
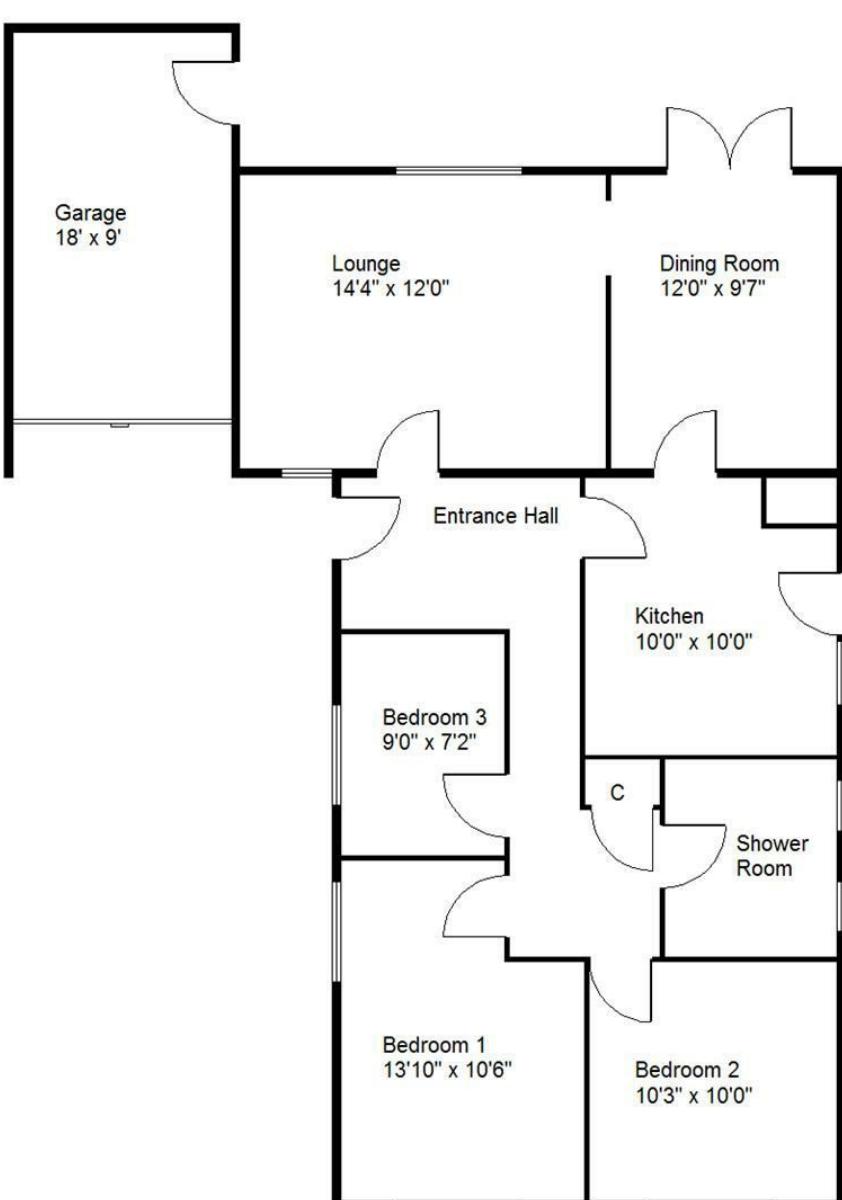
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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