

horton knights of doncaster

sales  
lettings  
and service



15 Ladycroft Road, Armthorpe, Doncaster, DN3 3RR  
Guide Price £180,000 - £190,000

**EXTENDED 2 BEDROOM SEMI DETACHED BUNGALOW / BEAUTIFUL SOUTH FACING ASPECT OVER FIELDS / LOUNGE WITH WINDOW WALL OVERLOOKING THE REAR / EXTENDED DINING KITCHEN WITH APPLIANCES / LONG DRIVEWAY / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //**

A lovely 2 bedroom semi detached bungalow with an enviable South facing rear aspect, overlooking fields. Please note this field is not being developed, it is an adjacent field. the property has a gas central heating system, pvc double glazing and briefly comprises: Entrance into an extended dining kitchen with integrated cooking appliances, spacious rear facing lounge, inner lobby with a small staircase to a boarded storage loft, 2 bedrooms and a contemporary shower room. outside is a lovely South facing rear garden, a long side driveway providing ample off road parking. Well placed with access to amenities within Armthorpe centre, including supermarkets, shops, boutiques and healthcare plus easy access to the motorway networks.

**ACCOMMODATION**

A pvc double glazed entrance door leads into a now extended dining kitchen.

**DINING KITCHEN**

**16'2" x 9'0" (4.93m x 2.74m)**

This is probably better demonstrated by the floor plan and photos. It's a very good size, and is fitted with a range of modern high and low level units finished with a roll edged work surface, there is a single drainer stainless steel sink unit with a mixer tap. Integrated appliances include a 4-ring ceramic hob, integrated oven with an extractor hood above, plus plumbing for an automatic washing machine. It is all finished with a tiled flooring, central heating radiator, 3 ceiling lights, a pvc double glazed window to the side, a further pvc double glazed sliding patio door which gives access onto the rear garden.

**INNER LOBBY**

From here there is a further door which gives access courtesy a small staircase up to a boarded loft space.

**LOFT SPACE**

**16'0" x 9'0" (4.88m x 2.74m)**

This has a pvc double glazed window to the side, a double panel central heating radiator, 2 x in-built cupboards plus access into the remainder of the roof space which now houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**REAR FACING LOUNGE**

**17'10" x 12'0" (5.44m x 3.66m)**

This is a particularly good size, it has a wall of pvc double glazed window including a pvc double glazed sliding door which gives access onto a rear patio and garden, a feature fireplace, a central heating radiator, coving to the ceiling and a ceiling light.

**BEDROOM 1 FRONT**

**12'6" x 10'2" (3.81m x 3.10m)**

A double bedroom, it has a pvc double glazed window to the front, deep built-in cupboards with shelving and storage including a light fitting plus a range of fitted bedroom furniture, a central heating radiator and a central ceiling light.

**BEDROOM 2**

**10'9" x 8'0" (3.28m x 2.44m)**

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

**SHOWER ROOM**

The original house bathroom has been reconfigured over the years to create a more contemporary shower room which includes a large walk-in shower enclosure with a mains plumbed thermostatic shower, pedestal wash-hand basin and a low flush wc. There is a modern waterproof walling, matching ceiling, tall contemporary style towel rail/radiator, a pvc double glazed window, laminate flooring and a ceiling light.

**OUTSIDE**

To the front of the property there is a long block paved drive this continues along the side into the rear garden. The front garden is mainly lawned with an ornamental wall along the front boundary, external lighting, CCTV (check) and an external tap.

**REAR GARDEN**

The rear garden enjoys a beautiful South facing aspect with an outlook over open fields (it should be noted that these are NOT the fields which are subject to planning permission) It is mainly laid to lawn with a patio and sitting area across the rear.

**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 via combination type boiler. Age of boiler 2018.

SOLAR PANELS - Details to follow.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with

download speeds of up to 1800 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

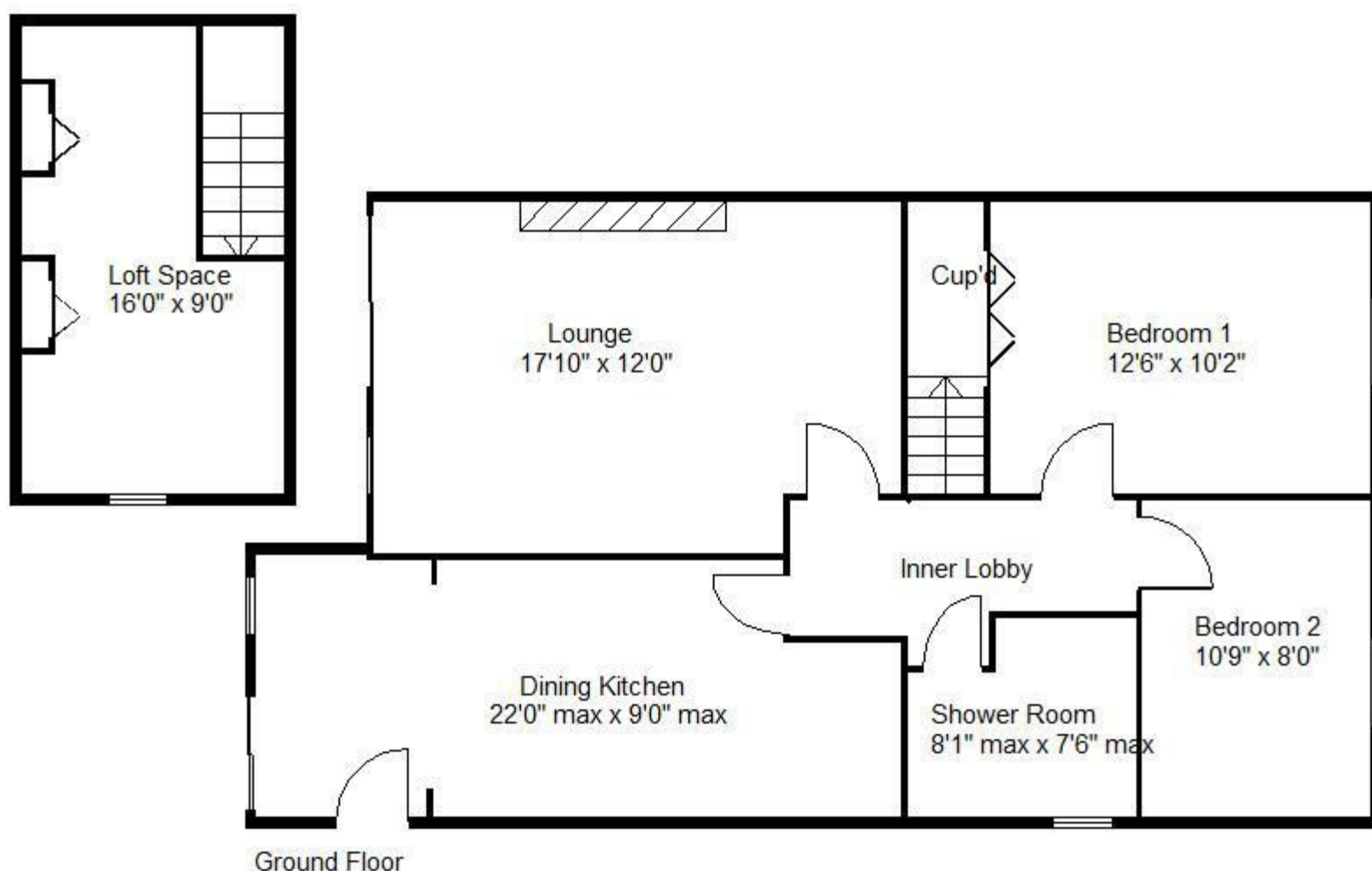
the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(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	