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Fountains Close, Kirk Sandall, Doncaster, DN3 1FF  
Offers In The Region Of £210,000 - £215,000

**CONTEMPORARY STYLED 3 BEDROOM SEMI DETACHED / SPACIOUS LIVING OVER 3 FLOORS / LARGE DINING KITCHEN WITH DOUBLE DOORS TO REAR GARDEN / FIRST FLOOR LOUNGE / 2 BATHS & 3 WC's / AMPLE PARKING & INTEGRAL GARAGE / VIEWING ESSENTIAL //**

This is one of the larger style houses laid out over 3 floors, and provides spacious and stylish living. The property has an additional front garden with parking for more cars a front driveway and an integral garage. The property is ready to move into, it has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, separate gf wc, large dining kitchen with integrated cooking appliances and doors into the rear garden, first floor 'L' shaped lounge, double bedroom 2 and a family bathroom. On the top floor the landing is big enough for a pc and desk, there is a large main bedroom with an en-suite shower room off, plus a good sized third bedroom. Outside are front and rear gardens, ample parking, front drive and an integral garage. Great location close to amenities, including shops, schools and the local train station. Viewers will not be disappointed.

**ACCOMMODATION**

A shallow canopy with light attached gives shelter to a composite style double glazed door which leads into the property's long entrance hall.

**ENTRANCE HALL**

This is finished with a modern laminate floor covering and has a staircase leading to the first floor accommodation with built in understairs storage cupboards, there is a further tall cupboard and a door to ground floor w/c.

**GROUND FLOOR W/C**

This is fitted with a modern two piece white suite comprising of a low flush w/c, corner set wash hand basin, continuation of the laminate flooring, central heating radiator, extractor fan, and a central ceiling light.

**OPEN PLAN DINING KITCHEN**

**16'2" x 12'0" max (4.93m x 3.66m max)**

This is fitted with a range of modern high and low level units with a white high gloss cabinet door, a contrasting timber work surface and ceramic tiling to the splashbacks. There is a single drainer one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances include, NEFF ceramic induction hob, extractor hood, integrated NEFF smart oven, a deep recess suitable for a tall fridge freezer, plumbing for dishwasher, two ceiling light points, laminate flooring, double panel central heating radiator, from the dining area two pvc double glazed double opening doors which lead out onto the property's rear garden and a further pvc double glazed window to the rear.

**FIRST FLOOR LANDING**

There is a central ceiling light, central heating radiator and a staircase that continues to the upper floor.

**LOUNGE**

**16'2" x 13'0 max (4.93m x 3.96m max)**

This is an attractive front facing reception room, its L

shaped and therefore a good size, it has two pvc double glazed windows to the front elevation, two central heating radiators, a feature central fireplace with electric fire inset, and two central ceiling lights.

**BEDROOM 2**

**12'8" x 8'10" (3.86m x 2.69m)**

A large double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, central heating radiator, and central ceiling light.

**HOUSE BATHROOM**

This is all smartly finished with a modern white suite that comprises of a panelled bath with shower attachment, pedestal wash hand basin and low flush w/c. There is ceramic tiling to the splashbacks, a modern LVT style floor covering, central heating radiator, pvc double glazed window, ceiling light and an extractor fan.

**SECOND FLOOR LANDING**

This is a useful space, it has a double glazed velux window to the rear, central ceiling light and power laid on, perfect for a home office or similar.

**BEDROOM 3**

**9'9" x 8'10" (2.97m x 2.69m)**

This is a comfortable third bedroom, it has a double glazed velux window to the rear central ceiling light, and a central heating radiator.

**MAIN BEDROOM**

**14'0" into bay x 12'0" (4.27m into bay x 3.66m )**

A lovely double bedroom, it has a pvc double glazed window to the front, central heating radiator, central ceiling light, an access point into the loft space, tall storage cupboard, and a door to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

This is fitted with a modern white suite comprising of a shower enclosure with mains plumb shower, pedestal wash

hand basin, low flush w/c. There is ceramic tiling to the splashbacks, central heating radiator, vinyl floor covering, extractor fan, and a central ceiling light.

**OUTSIDE**

To the front of the property there is a block paved driveway which provides car standing and in turn leads to an integral garage. Opposite the property there is a further additional garden/ parking area (approx 20'0"x 30'0").

**INTEGRAL GARAGE**

**16'2" x 8'8" (4.93m x 2.64m)**

This has a roller shutter style door, power and light laid on, plus there is plumbing for a washing machine tumble dryer etc.

**REAR GARDEN**

To the rear of the property there is an enclosed courtyard style garden, this has concrete post and timber fencing to the perimeters. There is a stone paved patio and sitting area, several shaped flower borders stocked with a variety of maturing shrubs and plants. A side gate gives access onto a rear service lane for bins etc.

**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 C

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	