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Falcon Close, Mexborough, S64 0NU  
Offers Over £195,000

**CONTEMPORARY STYLED 3 BEDROOM 3 STOREY SEMI DETACHED HOUSE / LOVELY POSITION SURROUNDED BY OPEN SPACE / 3 LARGE BEDROOMS, 2 1/2 BATHS / LOVELY POSITION SURROUNDED BY OPEN SPACE / LARGE DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / SPACIOUS TOP FLOOR PRINCIPAL BEDROOM SUITE / EARLY VIEWING RECOMMENDED //**

Occupying a lovely position on the fringe of the development, a contemporary styled 3 bedroom, 3 storey semi detached house. Laid out over 3 floor it really does offer spacious living. It has a gas central heating via a combination type boiler, pvc double glazing and comprises: Entrance Hall, open plan dining kitchen with integrated appliances, rear facing lounge with double doors opening onto the rear garden and a ground floor wc. On the upper floors there are 3 good sized bedrooms, main bathroom and a large en-suite shower room. The top floor has fantastic countryside views in the distance. Pretty enclosed rear garden and 2 parking spaces to the front. Popular development on the fringe of Mexborough with access to local walks, parkland and Mexborough Town Centre. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, central heating radiator, smoke alarm, ceiling light and door into a dining kitchen.

**DINING KITCHEN**

**18'0" x 9'6" (5.49m x 2.90m)**  
This is fitted with a range of high and low level units finished with a roll edged work surface, there is a 4 ring gas hob, an integrated oven, extractor hood, dishwasher and a fridge freezer plus a single drainer porcelain style sink with a contemporary style mixer tap. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. A PVC double glazed window, vinyl flooring, central heating radiator, two ceiling lights and a door to ground floor W/C.

**GROUND FLOOR WC**

This is fitted with a modern suite comprising of a low flush W/C and a wash hand basin with a tiled splashback, a continuation of vinyl flooring, central heating radiator, PVC double glazed window, extractor fan and a ceiling light.

**LOUNGE**

**12'10" x 12'6" (3.91m x 3.81m)**  
An attractive and good sized square shaped room, it has two PVC double glazed double opening doors which leads out into the property's rear garden, a

laminated floor covering, central heating radiator, central ceiling light and smoke alarm.

**FIRST FLOOR LANDING**

**18'0" x 6'6" (5.49m x 1.98m)**  
This has two ceiling light points, a central heating radiator, two PVC double glazed windows and a staircase which continues to the upper floor.

**BEDROOM 2**

**13'0" x 12'0" (3.96m x 3.66m)**  
A very large rear facing double bedroom, it has a PVC double glazed window with an attractive view, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**11'0" x 6'2" (3.35m x 1.88m)**  
A large single bedroom it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

This is fitted with a modern white suite comprising of a panelled bath, including a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush W/C. There is tiling to the bathing areas, central heating radiator, vinyl flooring and extractor

**PRINCIPLE BEDROOM**

**12'10" x 12'2" (3.91m x 3.71m)**  
This creates a large principle bedroom suite it has a large double bed area with two double glazed Velux windows which give a pleasant outlook towards open countryside in the distance. There is a central

heating radiator, central ceiling light, tall built in storage cupboard and further built in wardrobes to the opposite side. A door continues in to a large en-suite shower room.

**ENSUITE SHOWER ROOM**

**10'2" x 9'2" (3.10m x 2.79m)**  
This has a three piece suite comprising of a shower enclosure, wash hand basin and low flush W/C. There is a PVC double glazed window, double panelled central heating radiator, vinyl flooring, extractor fan and central ceiling light.

**OUTSIDE**

The property stands on an attractive plot, to the front there are two car parking spaces whilst to the rear there is a landscaped garden.

**REAR GARDEN**

This is all enclosed with fencing to the perimeters, with a pedestrian gate. There is a paved patio and sitting area which extends across the rear elevation, an artificial lawn with a further decked patio and sitting area to the far end and a useful storage shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units TBC.

HEATING - Gas radiator central heating system via combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

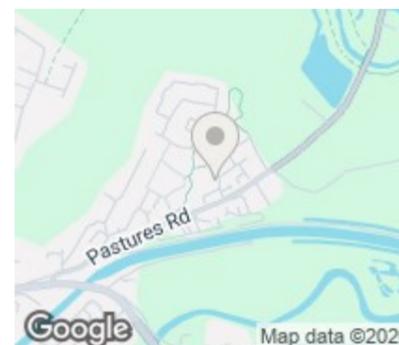
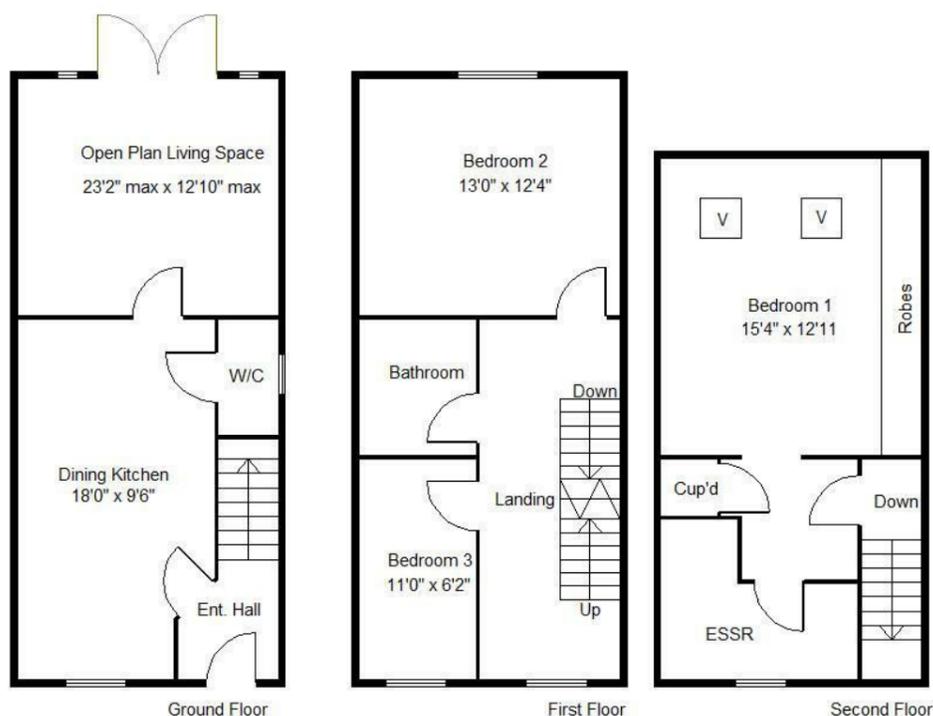
PROPERTY PARTICULARS - We endeavour to make our property particulars

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		
(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	