



# horton knights

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Petersgate, Scawthorpe, Doncaster, DN5 9JH

Asking Price £165,000

An internal inspection is fully recommended to fully appreciate all this house has to offer. Beautifully presented throughout and with the benefit of a large rear extension adding an extra living room, shower & utility making a perfect family home. It has gas radiator central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, beautiful lounge, separate dining/kitchen, large living/ garden room, utility room and a ground floor shower room. On the first floor there are three good sized bedrooms and a modern white bathroom with shower. Outside there are 2 gated off road parking spaces, an attractive enclosed rear garden with a large modern summer house. The property is well placed with access to local amenities including shops, schools etc. plus access to the motorway networks via the A1.

#### ACCOMMODATION

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

#### ENTRANCE HALL

13'0" x 5'10" max (3.96m x 1.78m max)

The entrance hall is a good size, it has two pvc double glazed windows to the front and side elevations. A staircase to the first floor accommodation with a built-in understairs cupboard, central heating radiator, modern laminate flooring, coving and a central ceiling light. Double doors from here lead into an attractive front facing lounge.

#### FRONT FACING LOUNGE

13'2" max x 12'8" max (4.01m max x 3.86m max)

The lounge has a feature ornamental fireplace with a polished granite hearth and timber surround. There is a pvc double glazed window at the front, coving, wall lights, central ceiling light and a double panelled central heating radiator.

#### DINING KITCHEN

18'10" x 10'0" (5.74m x 3.05m)

This is a good size as evidenced by the floorplan room measurements, it is fitted with a range of high and low level units finished with a dark blue coloured cabinet door with a contrasting stainless steel handle, a marble effect work surface, tiled splashback, a recess suitable for a gas cooker and a single drainer 1½ bowl stainless steel sink unit with a contemporary style mixer tap. There is plumbing for a dishwasher, room for a tall American style fridge freezer with further domestic appliances recesses, it is all finished with a vinyl floor covering and it opens directly into the dining area which has a central

heating radiator, a built-in understairs storage cupboard, and pvc double glazed double opening doors which give access into a living/ garden room.

#### LIVING ROOM/ GARDEN ROOM

15'0" x 10'0" (4.57m x 3.05m)

This has two pvc double glazed double opening doors leading into the rear garden, two high level velux windows, laminate flooring, central heating radiator, inset spot lighting to the ceiling, a door from here continues into a separate utility room.

#### UTILITY ROOM

8'9" x 5'2" (2.67m x 1.57m)

Fitted with a range of white fronted cabinets, there is a single drainer circular bowl with mixed tap, plumbing for an automatic washing machine/tumble dryers etc. There is a tiled flooring, a double glazed velux window, pvc double glazed exterior door and a further door to the ground floor shower room.

#### GROUND FLOOR SHOWER ROOM

All smartly finished with a modern white suite that comprises of a shower enclosure, wash basin and a low flush wc. There is a continuation of the tiled flooring, contemporary style towel rail/radiator, pvc double glazed window, extractor fan and a central ceiling light.

#### FIRST FLOOR LANDING

There is an access point into a boarded loft space, there is a deep built-in cupboard which also houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

#### MAIN BEDROOM

13'0" x 11'3" (3.96m x 3.43m)

This is a large double bedroom, it has a pvc double glazed window to the front, coving, central ceiling light and a deep recessed wardrobe style cupboard.

#### BEDROOM 2

13'0" max x 9'8" max (3.96m max x 2.95m max)

This has a pvc double glazed window to the rear, central heating radiator, coving, central ceiling light and a built-in wardrobe style cupboard.

#### BEDROOM 3

8'7" x 8'2" (2.62m x 2.49m)

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

#### HOUSE BATHROOM

Finished and fitted with a modern white suite that comprises of a shower style bath with a mains plumbed shower over including a glazed shower screen, pedestal wash hand basin and low flush wc. There is modern tiling to the four walls, pvc double glazed window, contemporary style towel/radiator and vinyl floor covering.

#### OUTSIDE

To the front of the property there is a concrete driveway with double gated access providing off road parking for two cars.

#### REAR GARDEN

To the rear of the property there is an enclosed garden area, it is all hard landscaped and designed for easier maintenance, there is also a modern

timber framed summer house which can be included. The rear garden has concrete post and timber fencing to the perimeters and enjoys a more private aspect with no houses directly behind it and a view towards the National Cycle Network pathway. External water and external power laid on.

#### AGENTS NOTES:

TENURE - FREEHOLD.

CONSTRUCTION - The property is classed as non-traditional construction.

SERVICES - All mains services are connected.

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

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

#### COUNCIL TAX - Band A.

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

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.

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