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horton knights of doncaster



27 Axholme Road, Doncaster, DN2 4AN  
Guide Price £350,000 - £365,000

**BEAUTIFUL PERIOD DETACHED HOUSE / GORGEOUS SOUTH-WEST FACING REAR GARDEN / LARGE GARDEN BUILDING / PARKING TO FRONT & REAR / 4 LARGE BEDROOMS / 3 BATHROOMS / 2 SEPARATE RECEPTION ROOMS / LARGE DINING KITCHEN & UTILITY ROOM / MOTIVATED SELLER EARLY / CHAIN FREE / VIEWING ESSENTIAL //**

A viewing is definitely recommended to fully appreciate the style, size and standard of both the house and gardens. It's absolutely immaculate throughout and 'ready to move into'. It has a gas central heating system, double glazing to the majority of windows and briefly comprises: Entrance hall, lounge, dining/living room, fitted dining kitchen, utility room, pantry and a ground floor shower room. The first floor has a large galleried landing, 4 double bedrooms, a family bathroom and a separate shower room. Outside are stunning gardens, the rear is meticulously maintained, with a large garden studio room, patio and seating areas, plus rear parking. To the front there is a large forecourt garden and two further parking spaces. The property stands in one of the city's conservation areas, close to the city centre, and all its amenities. PRICED TO SELL. CHAIN FREE. EARLY VIEWINGS ARE ENCOURAGED.

**ACCOMMODATION**

There are double glazed, double opening doors which lead into the property's entrance hall.o

**ENTRANCE HALL**

This has a beautiful feature staircase with ornate newel posts and timber spindle banister rail, Kahrs wooden flooring, double panel central heating radiator, ornate cornicing, picture rails, very much retaining its original period feel. A door to the far end gives access down to the cellars.

**FRONT FACING LOUNGE**

**16'6" max x 14'0" (5.03m max x 4.27m)**

This is a beautiful elegant room, it has a feature bay window to the front, central heating radiators, ornate cornicing, picture rail, feature period style fireplace with living flame gas fire inset and a central ceiling light.

**SEPARATE LIVING/ DINING ROOM**

**17'8" max x 13'6" max (5.38m max x 4.11m max)**

This is a large second reception room with pvc double glazed doors set into a deep bay which gives access directly in the rear garden. The room is finished with a very much period styling, it has a feature fireplace with gas fire inset, ornate cornicing, picture rail, ceiling light, double panel central heating radiator and varnished boarded floors.

**DINING KITCHEN**

**15'6" max x 14'6" (4.72m max x 4.42m )**

This is a particularly good size, it is fitted with a range of high and low level units finished with a Corian work surface, an under mounted sink including a mixer tap. Integrated appliances include a four ring induction hob, extractor hood, integrated double oven and an integrated microwave. A built-in cupboard houses the gas fired combination type boiler

which supplies the domestic hot water and central heating systems, a deep timber casement double glazed bay window, central heating radiator, and a tiled floor covering.

**UTILITY ROOM**

**8'1" x 6'6" (2.46m x 1.98m)**

This has a range of matching units, a single drainer stainless sink unit, plumbing for an automatic washing machine, tumble dryer and dishwasher. There is a continuation of the tiled flooring, two timber casement double glazed windows to the side, inset spotlighting to the ceiling, double panel central heating radiator and a broad walkway which continues through into a pantry style store.

**PANTRY STYLE STORE**

Again, this has a double glazed timber casement window to the side, tiled flooring, tall larder style units, work surface and inset spotlighting to the ceiling.

**GROUND FLOOR SHOWER ROOM**

This is all smartly finished with a modern white suite which comprises a shower enclosure, low flush wc and a wash hand basin. There is a central heating radiator, inset spotlighting to the ceiling, tiling to all four walls including a tiled floor.

**FIRST FLOOR GALLERIED LANDING**

This has a spindled banister rail, ornate newel posts, ornate cornicing, picture rail and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**16'6" max 14'0" max (5.03m max 4.27m max)**

This is a large double bedroom, it has a period style sashed window to the front with ornate leaded glass quarter light, double panel central heating radiator, ornate cornicing, ceiling light and fitted bedroom furniture.

**BEDROOM 2**

**14'6" x 13'6" (4.42m x 4.11m)**

This is a particularly large second double bedroom which has a timber casement double glazed window to the rear elevation, double panel central heating radiator, ornate cornicing and a picture rail.

**BEDROOM 3**

**10'7" x 10'5" (3.23m x 3.18m)**

A double bedroom which has a timber casement double glazed window with an outlook to the rear, a double panel central heating radiator, ornate cornicing, picture rail and a ceiling light.

**BEDROOM 4**

**10'6" x 8'1" (3.20m x 2.46m)**

An attractive fourth double, it has two timber casement double glazed windows to the front and side elevations, a central heating radiator, central ceiling light and a picture rail.

**HOUSE BATHROOM**

This is fitted with a white suite which comprises of a shower style bath with mixer tap and shower attachment, a wash basin inset into bathroom furniture, Corian work surface, low flush wc, tiling to the four walls including coordinating floor tiles and a central heating radiator.

**SEPARATE SHOWER ROOM**

This is fitted with a shower enclosure, wash basin inset into vanity unit, low flush wc, central heating radiator, tiling to the four walls including decorative ornate floor tiles.

**CELLAR**

This provides additional storage with the potential for extra rooms with several of the areas having natural light from basement windows.

**OUTSIDE**

The front garden is all walled with a dropped kerb giving access to a block paved double width drive, providing car standing. There is an ornamental lawn and brick pillars topped with stone.

**REAR GARDEN**

This is a beautiful walled rear garden, there is a central circular lawn, ornamental water feature with patio and sitting areas including decorative stones. There are ornamental beds with shrubs and flowers inset including several trees. To the rear of the garden there is an arbor which leads through to a block paved patio area which does have timber gates to the far end therefore, could provide access and off road parking if required. This then gives access courtesy of double doors into a;

**GARDEN STUDIO ROOM ( SIZE)** this is a large space it has two pvc double glazed, double opening doors and windows to the side which overlook the rear garden. There are high level velux windows, inset spotlighting to the ceiling, decorative exposed brickwork and a separate little kitchen which has a four ring gas hob and an integrated oven. There is also a log burner set onto a stone hearth, all finished with a laminate floor covering.

**AGENTS NOTES:**

TENURE - FREEHOLD

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing/timber casement windows, where stated Age of units various.

**HEATING** - Gas radiator central heating. Age of boiler TBC.

**COUNCIL TAX** - Band D

**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.

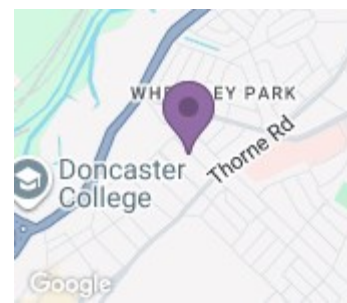
**MEASUREMENTS** - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	