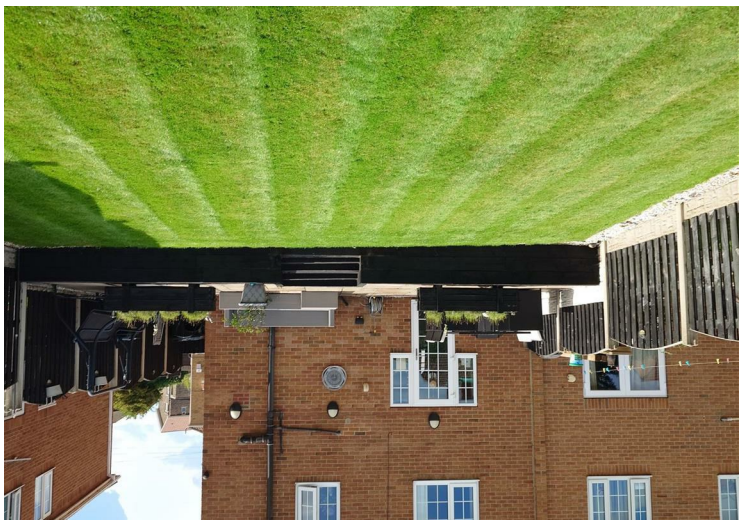
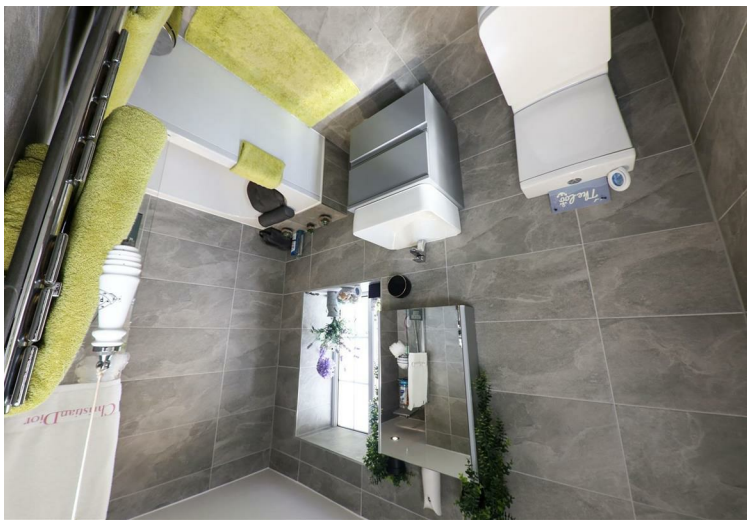
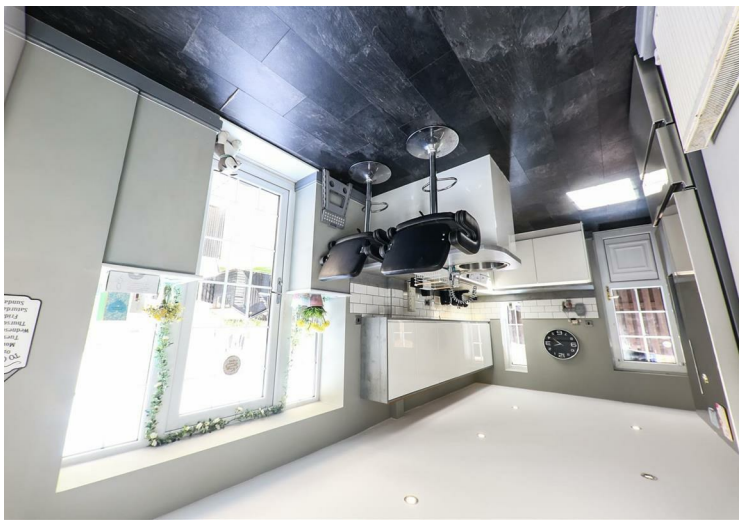










sales
lettings
and service

horton knights

of doncaster



Ivanhoe Road, Edlington, Doncaster, DN12 1NA

Offers Over £145,000

AMAZING 3 BEDROOM SEMI / MODERN STYLISH DECOR THROUGHOUT / LARGE MODERN FITTED OPEN PLAN BREAKFAST KITCHEN / INTEGRATED APPLIANCES / CONTEMPORARY BATHROOM WITH 'RAINFALL' SHOWER / LANDSCAPED GARDENS WITH STRIPED LAWNS / FIRST TO VIEW WILL BUY //

Buyers are advised to act fast, this immaculate 3 bedroom semi will not be on the market long. Absolutely pristine inside, it offers ready to move into living. It has a gas central heating system via a combi boiler, pvc double glazing and briefly comprises: Entrance hall, spacious lounge, large modern open plan breakfast kitchen with light grey handless cabinets, integrated appliances and double doors into the rear garden. On the first floor there are 3 good sized bedrooms and a modern contemporary styled bathroom with a 'rainfall' shower. Outside the gardens are landscaped and beautifully maintained. Located on this popular roadway, with good access to local schools, shops and amenities. A great family home whether you're a family looking to upsize, or a FTB getting a foot on the ladder - this will be hard to beat.

ACCOMMODATION
A contemporary styled composite double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase to the first floor accommodation, a central heating radiator, a central ceiling light, and a door leading into an open plan lounge.

OPEN PLAN LOUNGE
16'6" max x 11'2" max (5.03m max x 3.40m max)
This is an attractive room. It has a broad PVC double glazed window to the front, and a central heating radiator. There is a featured living flame gas fire, modern laminate flooring, coving, and a central ceiling light. From here a door leads into a large open plan breakfast kitchen.

OPEN PLAN BREAKFAST KITCHEN
20'0" x 9'8" (6.10m x 2.95m)
This is fitted with a range of modern high and low level units, finished with a white high gloss handless style door with a contrasting slate effect with a timber effect work surface over. There is a single drain of stainless steel sink unit with contemporary style mixer tap, integrated appliances which include a four ring induction hob, matching glass splash back, and an extractor hood. There is an integrated oven, and an integrated dishwasher and tile splash backs. There is a PVC double glazed door with matching side screen which gives access onto the patio and rear garden, with a further PVC double glazed exterior side door and window. There is inset spotlight into the ceiling, modern laminate flooring, and a built-in understairs storage cupboard.

FIRST FLOOR LANDING
From here there is an access point into the loft space, a PVC double glazed window, and a central ceiling light.

BEDROOM 1
11'1" x 11'0" (3.38m x 3.35m)
A large double bedroom. It has a PVC double glazed window to the front, a central heating radiator, central ceiling light, and a deep built-in cupboard which houses a gas fired combi boiler which supplies the domestic hot water and central heating systems.

BEDROOM 2
11'3" max x 9'8" max (3.43m max x 2.95m max)
This has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3
8'8" max x 8'4" max (2.64m max x 2.54m max)
It has a PVC double glazed window to the front, a central heating radiator, and a built-in cupboard over the stair bulkhead and a central ceiling light.

HOUSE BATHROOM
Finished with a contemporary white suite, with contrasting grey marble effect tiles, which includes a double-ended white panelled bath, with a shower over, including a rainfall shower head. There is a wash basin inset into a floating vanity unit, and a low flush WC. There are two PVC double glazed windows to the rear and side elevations, a waterproof ceiling with inset spotlighting, a contemporary style towel rail/radiator, coordinating floor tiles and an illuminating vanity mirror.

OUTSIDE
To the front of the property, there is an enclosed garden. This has privet hedging and fencing to the perimeters. There is a slate stone step, which leads down to the front door. There is a beautiful lawned garden, external lighting, a canopy over the front door with concealed lighting and a side gate which gives access by a matching stone paved pathway onto a raised patio and seating area which gives an outlook over the property's rear garden. There is CCTV to the front and rear of the property.

REAR GARDEN
The garden itself again is mainly lawned, there is concrete posts and timber fencing to the perimeters, external lighting, external power and external water.

AGENTS NOTES:
CONSTRUCTION - The property is of Non Standard Construction

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 a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

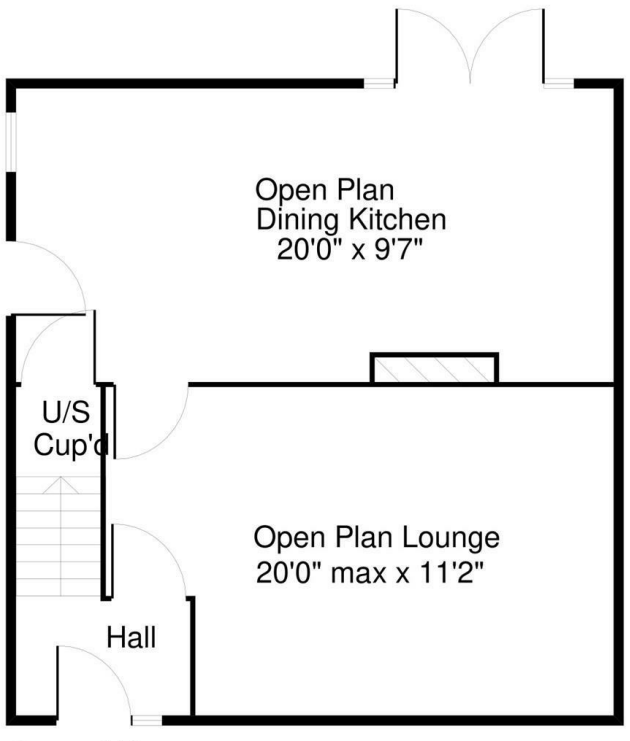
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

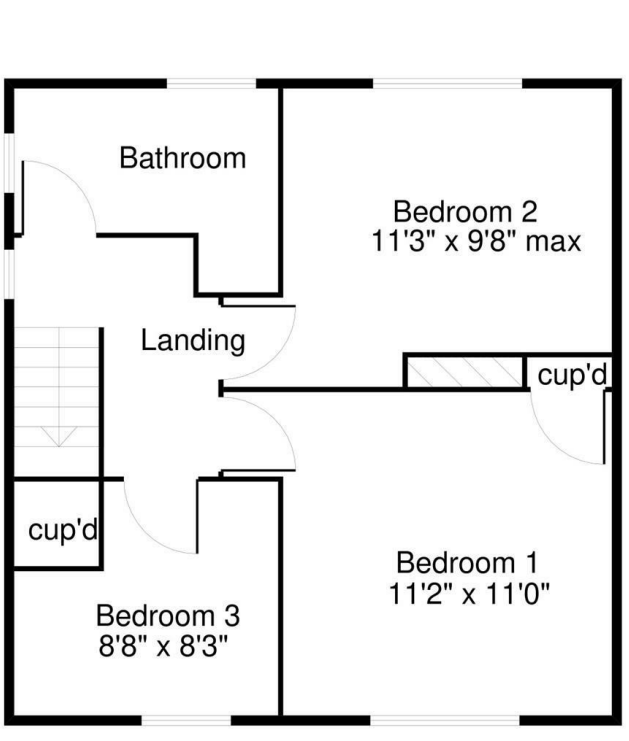
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor



