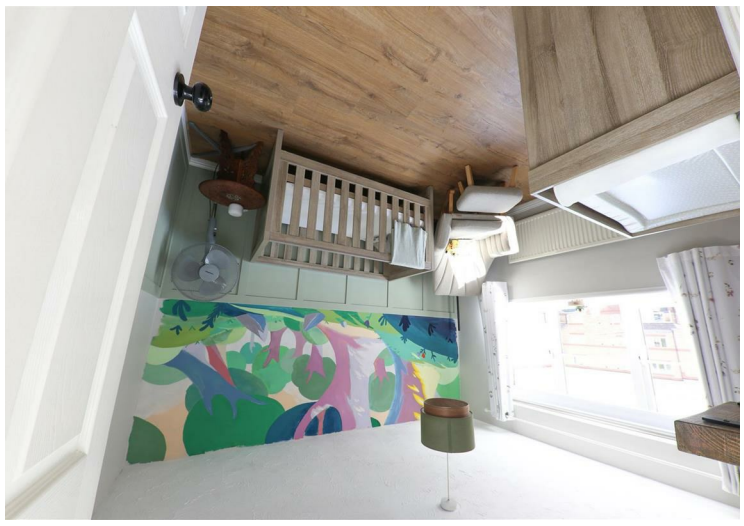
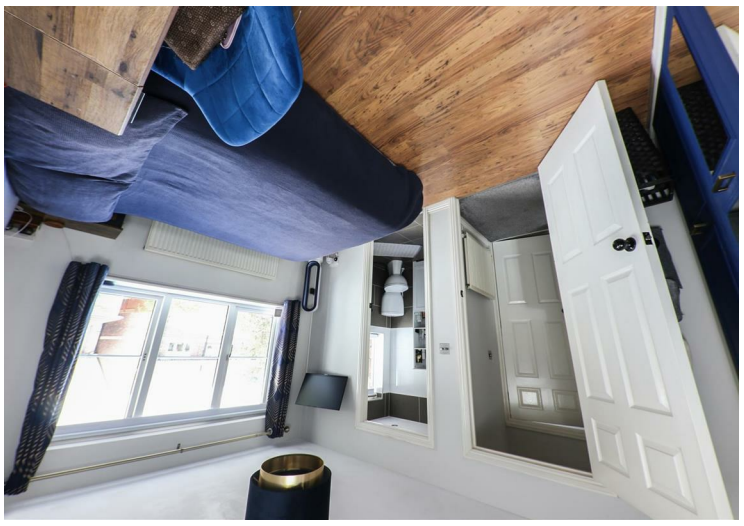
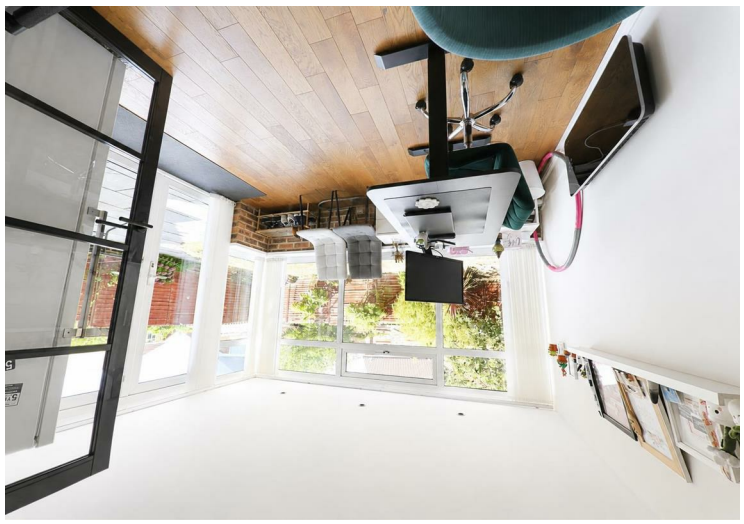
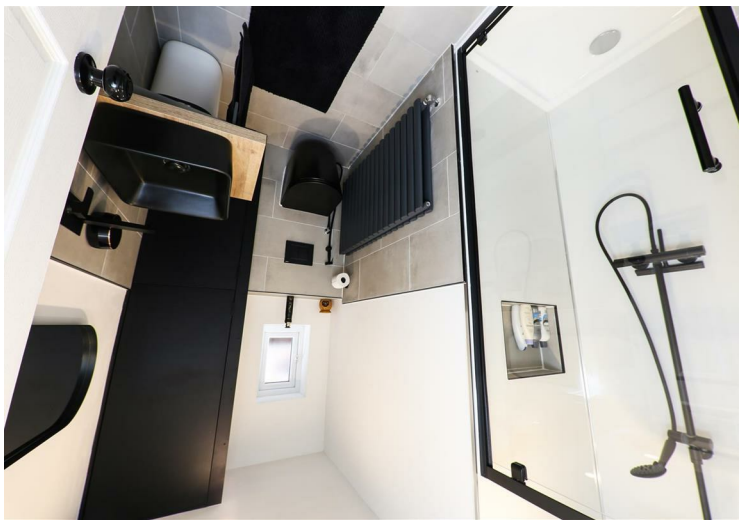
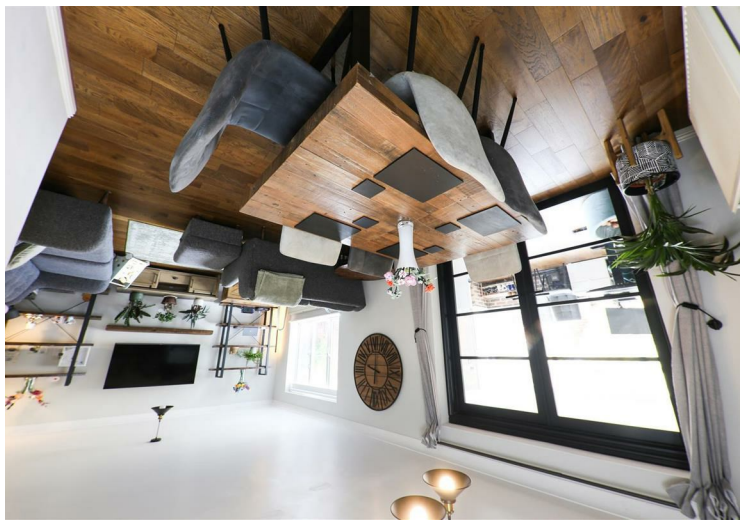




horton knights of doncaster

sales
lettings
and service



Malham Tarn Court, Lakeside, Doncaster, DN4 5PS

Guide Price £290,000 - £300,000

******JUST LISTED..... GUIDE PRICE £290,000 - £300,000 **** WELL PRESENTED 3/4 BEDROOM DETACHED HOUSE / CONVERTED GARAGE CREATES OFFICE OR GF BED 4 & SHOWER ROOM / LARGE GARDEN ROOM TO THE REAR / AMPLE PARKING / MODERN UPGRADED KITCHEN / EN-SUITE / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //**

An internal inspection is recommended to fully appreciate this now extended and re-configured detached house. It does offer quite a lot of versatility, as the ground floor office can easily be used as a ground floor bedroom, with a shower room adjacent. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious full width open plan lounge and dining room, pvc garden room, fitted kitchen, ground floor office or Bed 4 and a separate shower room. On the first floor, a landing leads to 3 good sized bedrooms, an en-suite shower room and a large family bathroom. Outside are attractive gardens, ample off road parking and garden storage. Attractive Lakeside cul-de-sac with access to all it's amenities including retail shops, supermarkets and leisure facilities, not forgetting beautiful lakeside walks. VIEWING ESSENTIAL.

ACCOMMODATION
A canopy gives shelter to a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly finished with a real wood flooring which creates a more modern and contemporary vibe; it has a PVC double glazed window, coving to the ceiling, a central ceiling light, smoke alarm and a central heating radiator.

OPEN PLAN LOUNGE & DINING ROOM
20'9" x 12'10" (6.32m x 3.91m)
This room extends right across the full width of the property with an outlook to the rear. It has a PVC double glazed window, a continuation of the real wood flooring, two double panel central heating radiators, coving to the ceiling, two central ceiling lights and a staircase leading to the first floor accommodation with a built in understairs storage cupboard. Double doors lead into the garden room.

GARDEN ROOM
Again, a good size, it has real wood flooring, two MDF single glazed glazed double opening doors which lead out into the property's rear garden and further PVC double glazed windows to the side and inset spotlighting to the ceiling.

KITCHEN
10'2" x 9'0" (3.10m x 2.74m)
Fitted with a range of modern high and low level units finished with a roll edge work surface. There is a range style cooker with a five ring gas top including a wok burner, extractor hood and a glass splashback. An inset twin circular sink unit and drainer set with a mixer tap over, plumbing for an automatic washing machine and an integrated fridge and integrated dishwasher. Modern contemporary style radiator, a PVC double glazed window, inset spotlighting to the ceiling and a ceiling light.

BEDROOM 4/OFFICE
The garage has been reconfigured and converted to create a ground floor office or even a ground floor bedroom. It has a PVC double glazed window, a double glazed velux type window, real wood flooring, two contemporary style, tall radiators and a ceiling light point.

GROUND FLOOR SHOWER ROOM
Beautifully finished with a contemporary theme which includes a walk-in shower with a black and glass shower door with matching black fittings including a rainfall style shower head. A matching wash hand basin set on to an oak vanity top and a floating low flush WC. A central heating radiator, a PVC double glazed window, inset spotlighting, modern tiling to the splashbacks and co-ordinating floor tiles. An inbuilt corner cupboard houses a gas-fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING
There is a ceiling light, a tall built-in cupboard, central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1
11'1" x 8'7" (3.38m x 2.62m)
A lovely double bedroom, it has a range of fitted bedroom furniture spanning the length of one wall concealing hanging rail and storage, a central heating radiator and a ceiling light.

EN-SUITE SHOWER ROOM
Fitted with a modern white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush WC. There is modern tiling to the four walls with coordinating floor tiles, a PVC double glazed window, inset spotlighting to the ceiling and a heated towel rail/radiator.

BEDROOM 2
10'4" x 8'10" (3.15m x 2.69m)
A good sized second double bedroom, fitted with a range of built-in bedroom furniture concealing hanging rail and storage, matching bed side drawer unit, a PVC double glazed window, a central heating radiator, laminate flooring and a central ceiling light.

BEDROOM 3
10'4" x 8'8" (3.15m x 2.64m)
A comfortable third bedroom, it has feature panelling to two walls, a built-in bookshelf, a PVC double glazed window, a central heating radiator, laminate flooring and a central ceiling light.

HOUSE BATHROOM
This has been upgraded and fitted with a modern white suite that comprises of a contemporary style freestanding bath with a hand rinse, wash hand basin set into a vanity unit and a low flush WC. There is a contemporary style towel rail/ radiator, two PVC double glazed windows, inset spotlighting into the ceiling and a wall mirror.

OUTSIDE
The property stands on an attractive plot, it has a double width driveway which provides parking for two cars side by side with access to one side into the rear garden.

REAR GARDEN
This is all nicely enclosed, with a lovely south westerly facing aspect, all enclosed with fencing to the perimeters. A paved patio and sitting area, extends part way across the rear elevation and leads onto a lawn. There are several maturing shrubs and plants which provide colour during the summer months. There is a long built-in storage shed to the side of the property.

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 D

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

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.

