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Spring Lane, Sprotbrough, Doncaster, DN5 7QQ
Offers Over £325,000

EXTENDED 4 BEDROOM SEMI / SPROTBROUGH OLD VILLAGE LOCATION /OVER 250’ FEET (APPROX.) REAR GARDEN / EXTENDED MODERN KITCHEN / BATHROOM AND SEPARATE SHOWER ROOM / 2 SEPARATE RECEPTION ROOMS / OFF ROAD PARKING & GARAGE / NO CHAIN / EARLY VIEWING ESSENTIAL //

Located on this desirable roadway within Sprotbrough village, a hugely extended semi-detached house now offering 4 bedrooms, 2 bathrooms and a rear garden extending to over 250’0 feet approx. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, lounge, separate dining room, extended breakfast kitchen, rear lobby and ground floor shower room. First floor landing: 4 bedrooms, 3 doubles, 1 single and a contemporary styled bathroom. Attractive gardens, off road parking to the front, attached garage with an electric door and a long garden over 250 feet approx. Very popular residential village with access to amenities including wine bar, eateries etc. good local schools and easy access to the city centre and the motorway network. CHAIN FREE. EARLY VIEWING ESSENTIAL.

ACCOMMODATION
A brick portico gives shelter to a contemporary style composite door which leads into the property's entrance hall.

ENTRANCE HALL
13'6" x 5'10" (4.11m x 1.78m)
This has a staircase leading to the first floor accommodation, a central ceiling light, a central heating radiator, a deep built-in understairs storage cupboard with light laid on including shelving etc.

FRONT FACING LOUNGE
13'6" max x 12'0" (4.11m max x 3.66m)
An attractive and good sized room, it has a broad pvc double glazed bay window to the front, a central heating radiator, ceiling light. There has been wiring and cabling set up for a wall mounted t.v. etc.

SEPARATE LIVING/ DINING ROOM
15'5" max x 11'0" max (4.70m max x 3.35m max)
Again this is a good size, it has a central heating radiator, a ceiling light. To the far end a timber casement door set into a deep bay window opens into a pvc double glazed conservatory.

CONSERVATORY
12'10" max x 10'8" max (3.91m max x 3.25m max)
This has a pvc double glazed exterior door, pvc double glazed windows, lean-to style roof and a slimline panel heater.

FITTED KITCHEN
14'6" max x 9'2" (4.42m max x 2.79m)
The kitchen has been extended to create a much larger usable space. The kitchen is fitted with a range of high and low level units finished with a light grey,

drainer sink unit, a wall mounted gas fired boiler, plumbing for an automatic washing machine, a tumble dryer etc.

REAR GARDEN
A beautiful very very long rear garden stretching over 250 feet (approx) offering exceptional space for potential outdoor living and entertaining. With concrete post and timber fencing to the perimeters and multiple trees and shrubs to the boundaries. This space is perfect for families, gardeners, or anyone seeking some privacy.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Fitted with the majority PVC double glazing, where stated. Age of units various.

high gloss handleless style cabinet door with a marble effect work surface and contrasting Oak breakfast bar. There is a single drainer stainless steel sink unit with a rinse style tap. Integrated appliances include a four ring gas hob with glass splashback, an extractor hood and an integrated oven beneath. There is space for a tall fridge freezer, inset spotlighting to the ceiling, a central pendant light, a central heating radiator and vinyl floor covering.

REAR LOBBY
This has vinyl flooring, a ceiling light, a pvc double glazed exterior door giving access into the rear garden and a further door to the ground floor shower room.

GROUND FLOOR SHOWER ROOM
This is finished with a contemporary theme which includes a walk-in shower with modern tiling, a low flush wc, wash hand basin inset to vanity unit, a pvc double glazed window, vinyl flooring, a contemporary style radiator, an extractor fan and a ceiling light.

FIRST FLOOR LANDING
There is a drop down ladder into a loft space, doors to bedrooms and bathroom, a central heating radiator and a central ceiling light.

BEDROOM 1 FRONT
13'10" max x 11'2" max (4.22m max x 3.40m max)
A large double bedroom which has a broad pvc double glazed bay window to the front, a central ceiling light and a central heating radiator.

BEDROOM 2 REAR
16'0" max x 10'9" max (4.88m max x 3.28m max)
This is a slightly larger double bedroom, it has a pvc double glazed bay window to the rear, a central

heating radiator, fitted wardrobes concealing hanging rail and storage and a central ceiling light.

BEDROOM 3
18'0" x 8'0" (5.49m x 2.44m)
This is a good size, it has 2 pvc double glazed windows to the front and rear elevations and a further high level pvc double glazed window to the side. There is in-built cupboards, 2 central heating radiators and inset spotlighting to the ceiling.

BEDROOM 4
8'4" x 7'0" (2.54m x 2.13m)
This has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

HOUSE BATHROOM
This is all beautifully finished with a modern white suite with contrasting grey tiles. There is a panelled bath with a mixer shower over including hand rinse and rainfall style shower head, a wash hand basin and a low flush wc. There is a wall mirror, a contemporary style towel rail/radiator, a pvc double glazed window, a built-in cupboard set into the recess with shelving, inset spotlighting and an extractor fan.

OUTSIDE
To the front of the property there is a lawned garden with a blocked paved driveway which provides car standing for 2 vehicles side by side.

GARAGE
15'5" max x 7'0" max (4.70m max x 2.13m max)
From the Entrance hall an internal door gives access into the garage. This has a roller shutter style door, a pvc double glazed window, a double panel central heating radiator and to the far end there is a single

HEATING - Gas radiator central heating system. 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, 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.

