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Hallview Road, Rossington, Doncaster, DN11 0LE  
Offers Over £245,000

**3 BEDROOM DETACHED BUNGALOW / POPULAR CUL DE SAC LOCATION / MODERN KITCHEN WITH INTEGRATED APPLIANCES / LARGE OPEN PLAN LOUNGE AND DINING & DINING AREA / GCH VIA COMBINATION BOILER / PVC DG / NO CHAIN / EARLY VIEWING ESSENTIAL//**

This spacious 3 bedroom detached bungalow offers good sized living in this sought after cul de sac on the fringe of Rossington. It has gas central heating via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance Hall, open plan lounge and dining room, modern kitchen with integrated appliances, 3 bedrooms, the two largest doubles have fitted wardrobes, plus a house bathroom. Outside are attractive, yet manageable gardens, a long side driveway with a detached garage with electric door. Well place with access to Rossington's many and varied amenities, access to the M18 and motorway networks and the city centre. PRICED TO SELL. NO UPWARD CHAIN.

**ACCOMMODATION**

A PVC double glazed entrance door leads into a long L-shaped entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, two tall built-in cupboards, one has coat hanging and the second has storage and also houses a gas fired combination type boiler which supplies the domestic water and central heating systems. There is an access point into the loft space, coving, two ceiling lights and a door into an L-shaped open plan lounge & dining room.

**OPEN PLAN LOUNGE & DINING AREA**

**22'0" max x 17'6" max (6.71m max x 5.33m max)**

This is a particularly good-size it has two PVC double glazed double opening doors which give an outlook and access into the property's rear garden, a further PVC double glazed window, a feature fireplace with gas-fire inset, two central heating radiators, coving, two ceiling lights and four wall lights.

**FITTED KITCHEN**

**10'1" x 8'8" (3.07m x 2.64m)**

All smartly finished with a range of modern high and low level units finished with a rolled work surface, four ring gas hob with extractor hood above, integrated oven, integrated eye-level microwave and integrated fridge and freezer. There is also space with plumbing laid on for washing machine, a single drainer one and half bowl composite sink with mixer tap, PVC double glazed window, tiled flooring, central heating radiator, inset spot lighting to the ceiling and a heat/ smoke alarm.

From the hall doors lead to the bedrooms and bathroom.

**BEDROOM 1**

**12'8" x 9'1" (3.86m x 2.77m)**

A good-sized double bedroom, it has a range of fitted bedroom furniture with PVC double glazed window, central heating radiator and a central ceiling light.

**BEDROOM 2**

**12'4" x 9'0" (3.76m x 2.74m)**

Again a good-sized double it has a range of fitted bedroom furniture, a PVC double glazed window, a central heating radiator, coving and a ceiling light.

**BEDROOM 3**

**9'2" x 6'10" (2.79m x 2.08m)**

A comfortable single it has a PVC double glazed window to the side, central heating radiator, coving and a central ceiling light.

**HOUSE BATHROOM**

**8'0 x 5'5" (2.44m x 1.65m)**

This is fitted with a three piece suite that comprises of a bath with mixer shower over including glazed shower screen, a pedestal wash hand basin and low flush WC. There is tiling to the walls, PVC double glazed window, central heating radiator, extractor fan and inset spot-lighting to the ceiling.

**OUTSIDE**

To the front of the property there is an attractive landscaped garden area, this is finished with decorative stones, paving and includes flower beds and borders stocked with a variety of shrubs and plants, providing attractive colourful gardens yet easier to maintain. A side drive provides car standing and leads via gated access to a detached brick garage which has a new electric roller shutter door with power and light laid on and a PVC double glazed window.

**REAR GARDEN**

This is enclosed and lawned with shaped flower beds and borders stocked with a good variety of maturing shrubs and plants. There is a blocked paved patio which extends across the rear elevation and external flood lighting.

**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 C.

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, O2 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

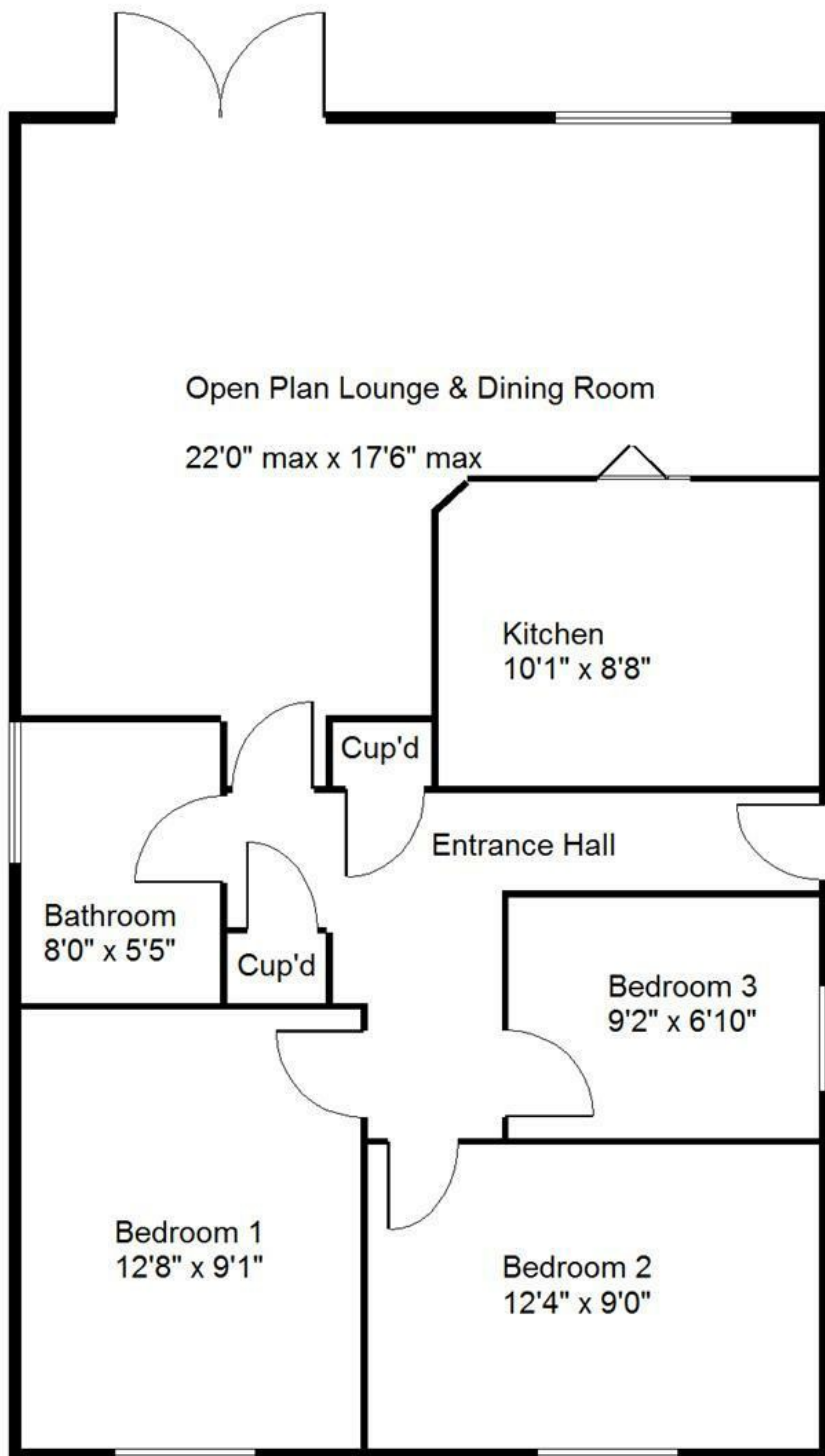
reference and is NOT a scale drawing.

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](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

