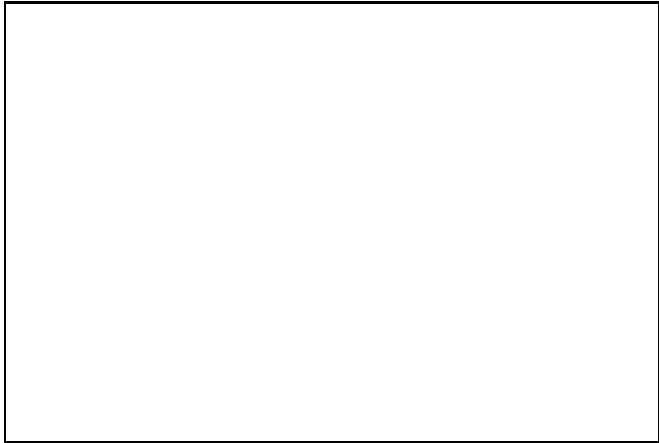
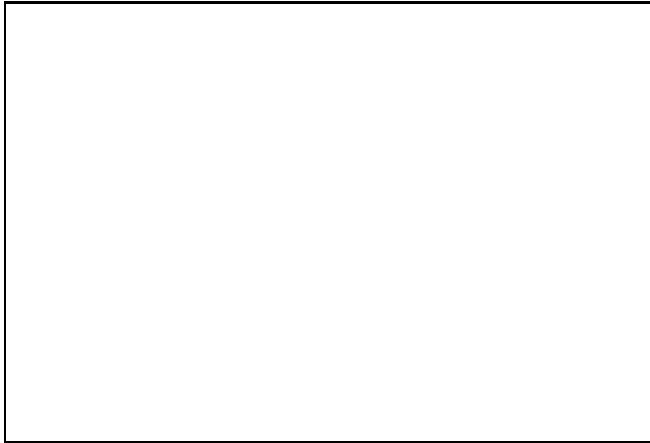
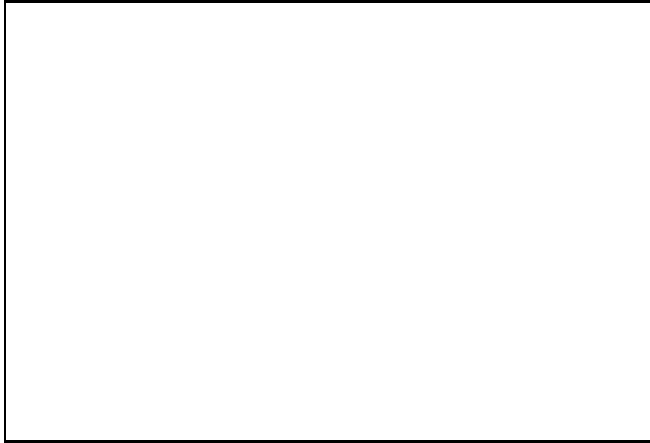
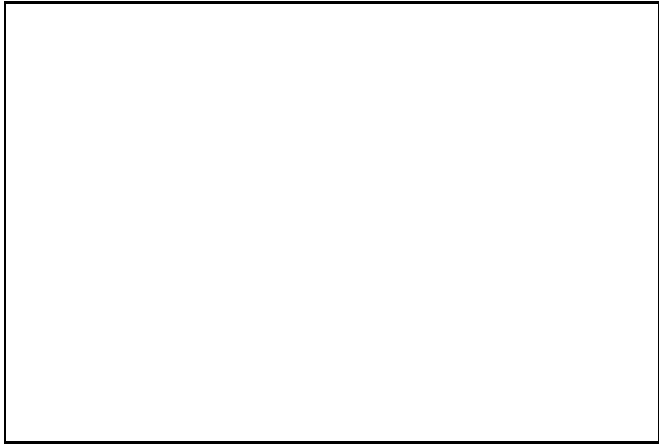
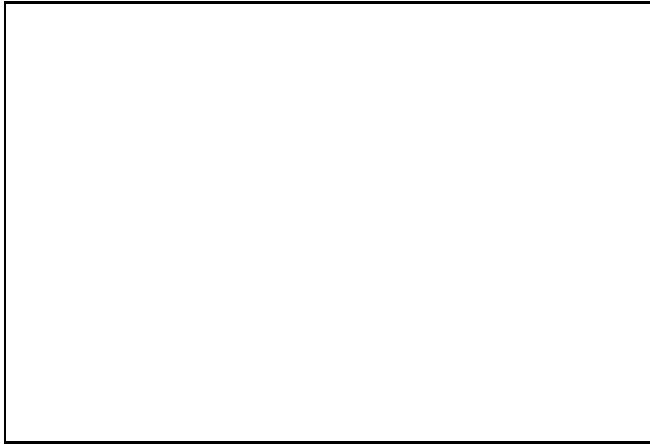
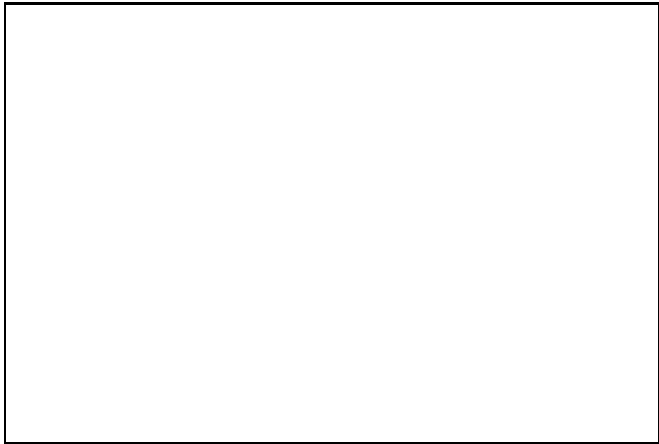


# horton knights of doncaster



75a Heatherfields Crescent, Rossington, Doncaster, DN11 0TY



\*\*\*LEGAL FEE INCENTIVE\*\*\*

**JUST LISTED.....A MODERN 3 BEDROOM HOUSE / ATTRACTIVE LIVING THROUGHOUT / LARGE DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / 3 GOOD BEDROOMS / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / ATTRACTIVE REAR GARDEN / PRICED TO SELL //**

This attractive home sits on the fringe of this very desirable modern estate and offers fashionable, ready to move in to living. It has a gas radiator central heating system via a combination boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive front facing lounge, open plan dining kitchen with integrated appliances, inner lobby with pantry style storage and a ground floor w/c. First floor landing, three bedrooms, all of which are a good size, en-suite shower room plus a modern white house bathroom. Outside there is an enclosed rear garden, mainly lawned with a small patio. Popular residential development offering excellent commuting via the link road, M18 and A1 including access to local amenities and Doncaster's Lakeside Retail & Leisure.

**Asking Price £183,000**

## ACCOMMODATION

Full details are being prepared and will follow shortly - if you wish to vie in the meantime please give the office a call/ email.

## ENTRANCE HALL

## LOUNGE

4.27m x 3.73m (14'0" x 12'2")

## LOBBY AREA

## GROUND FLOOR WC

## OPEN PLAN DINING KITCHEN

4.73m x 2.9m (15'6" x 9'6")

## FIRST FLOOR LANDING

## BEDROOM 1

3.35m x 2.79m (11'0" x 9'2")

## EN-SUITE SHOWER ROOM

## BEDROOM 2

3.28m x 2.64m (10'9" x 8'8")

## BEDROOM 3

3.56m x 1.98m (11'8" x 6'6")

## BATHROOM

## OUTSIDE

## REAR GARDEN

## AGENTS NOTES:

TENURE - FREEHOLD. There is an estate charge of approx £ 120.00 pa

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Installed as new in 2019

HEATING - Gas radiator central heating. Installed as new in 2019

COUNCIL TAX - Band B

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.

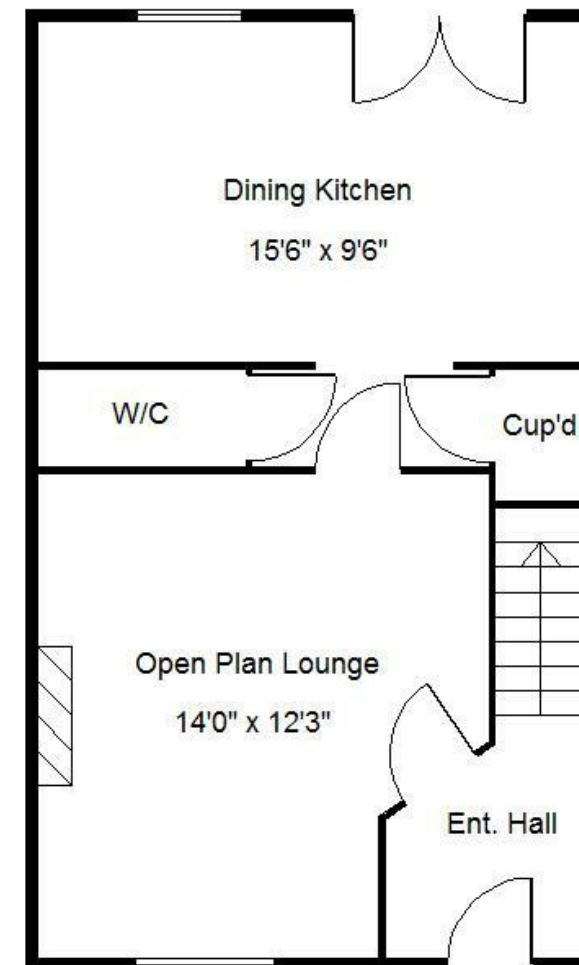
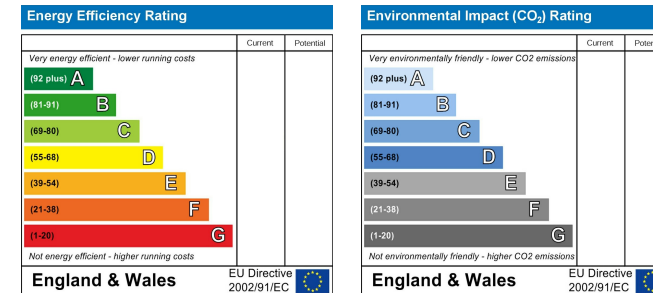
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

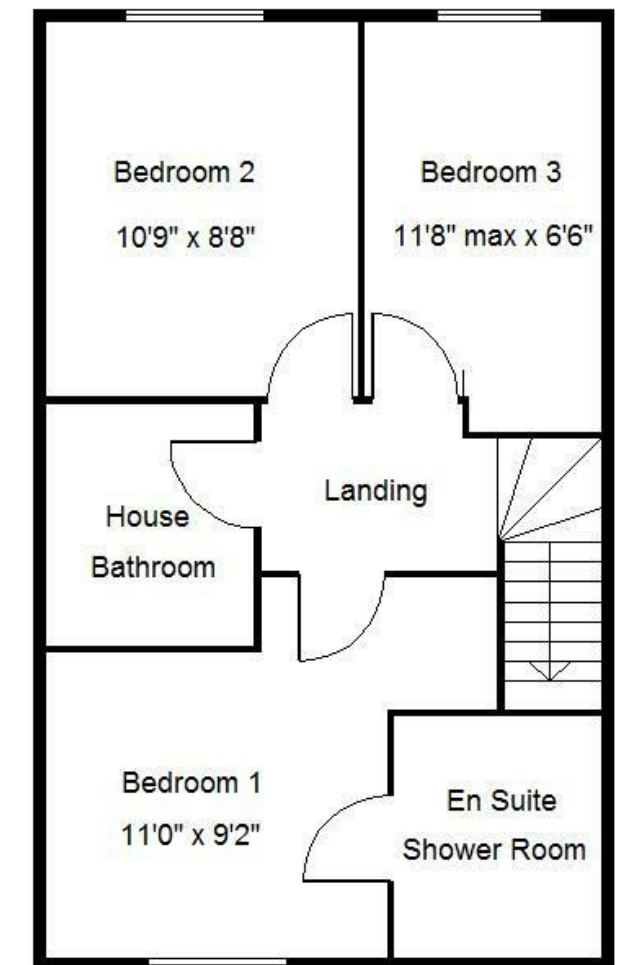
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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