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Edlington Lane, Warmsworth, Doncaster, DN4 9LT
Offers Over £190,000

A LARGE 3 BEDROOM SEMI-DETACHED HOUSE ON AN EVEN LARGER PLOT / POPULAR ROADWAY WITH A PLEASANT ASPECT TO THE FRONT / EXTENDED KITCHEN / 3 GOOD SIZED BEDROOMS / GCH / AMPLE OFF ROAD PARKING / DETACHED GARAGE / NO UPPER CHAIN / VIEWING ESSENTIAL

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Offering huge potential, this large 3 bedroom semi-detached house enjoys one of the larger plots, extending to approx. 200 ft total. It has a gas radiator central heating systems via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, lounge, dining room, extended kitchen. First floor landing: 3 good sized bedrooms and a bathroom. Outside there is a 13'6" wide drive offering ample vehicle access to the side, opportunity for a double garage, workshop etc. It has a beautiful long rear garden. Well placed with access to local amenities including a variety of shops, schools etc. plus easy access to the A1 and motorway networks. The property is priced to sell. No upward chain. Motivated seller. Viewing essential.

ACCOMMODATION

A pvc double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This is a long wide hall which has a staircase leading to the first floor accommodation with a built-in understairs storage cupboard, this has a timber casement window to the side, a boarded floor and houses the fuse box etc. The hall itself has a laminate floor covering, central heating radiator, central ceiling light, smoke alarm and a door into the through lounge and dining room.

LOUNGE

14'4" max x 12'10" (4.37m max x 3.91m)
The lounge has a deep pvc double glazed bay window to the front, 2 central heating radiators, coving to the ceiling and a ceiling light, there is a broad opening into the dining area.

DINING AREA

14'1" max x 11'4" (4.29m max x 3.45m)
This has a double panel central heating radiator, laminate flooring, 2 pvc double glazed, double opening doors which give access into the rear garden plus a deep storage cupboard, coving to the ceiling and a ceiling light.

EXTENDED KITCHEN

17'8" x 7'1" (5.38m x 2.16m)
This is a good size, it is fitted with a range of high and low level units finished with a work surface over. There is a 4-ring ceramic hob with glass splashback and an extractor hood, twin ovens, a composite style sink with a mixer tap, plumbing for a washing machine, space for a dishwasher. The work surface extends to a provide breakfast bar where there is a central heating

radiator, A pvc double glazed window, composite style rear door, inset spotlighting to the ceiling and a laminate floor covering.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side and an access point into the loft space.

BEDROOM 1

15'0" max x 12'6" max (4.57m max x 3.81m max)
This is a large double bedroom, it has a deep pvc double glazed bay window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

12'6" max x 12'3" (3.81m max x 3.73m)
Again a great sized second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

8'2" max x 6'2" max (2.49m max x 1.88m max)
There is a pvc double glazed window to the front, a central heating radiator, vinyl flooring and a ceiling light.

HOUSE BATHROOM

This is fitted with a 3 piece white suite which is complimented with tiling to the 4 walls. There is a shower style bath with a mixer shower over, a pedestal wash-hand basin and a low flush wc. Pvc double glazed window, extractor fan, towel rail/radiator and a ceiling light.

OUTSIDE

To the front of the property there is a good sized garden area, it is mainly laid to lawn with several shrubs and bushes. A long wide (approx. 13'6") driveway continues along the side of the property into the rear garden.

REAR GARDEN

This is a particularly long garden approx. 140'0". It has concrete posts and timber fencing, and hedging to the perimeters. There is a patio which extends across the rear elevation and then leads up onto the rear lawn itself. There are several sheds, outbuildings etc.

AGENTS NOTES:

TENURE - FREEHOLD
SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing where stated except understairs and outbuilding windows. Age of units various.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band B.

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.

part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

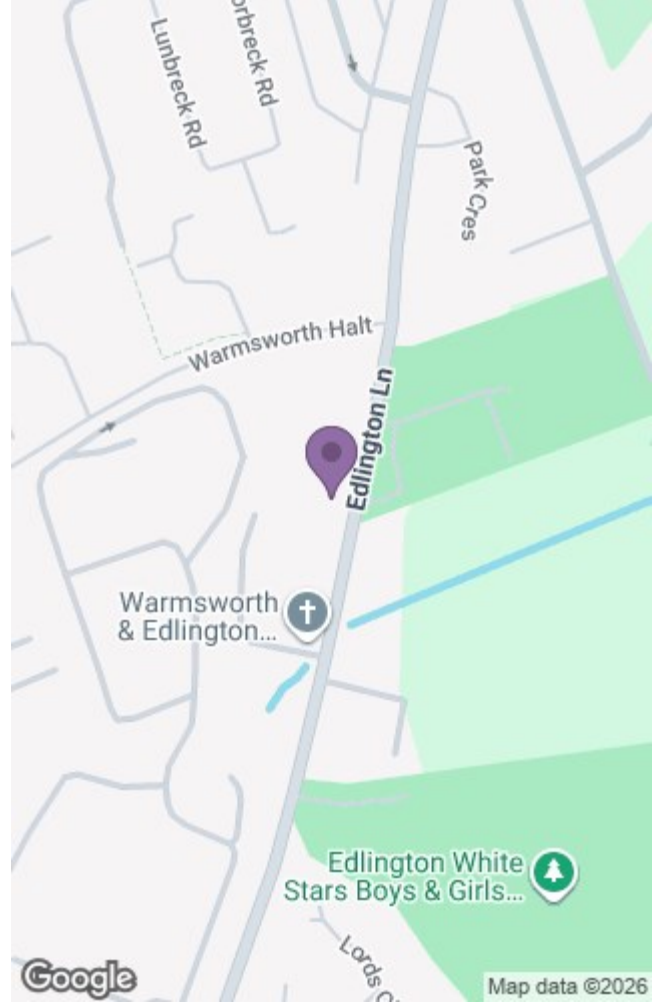
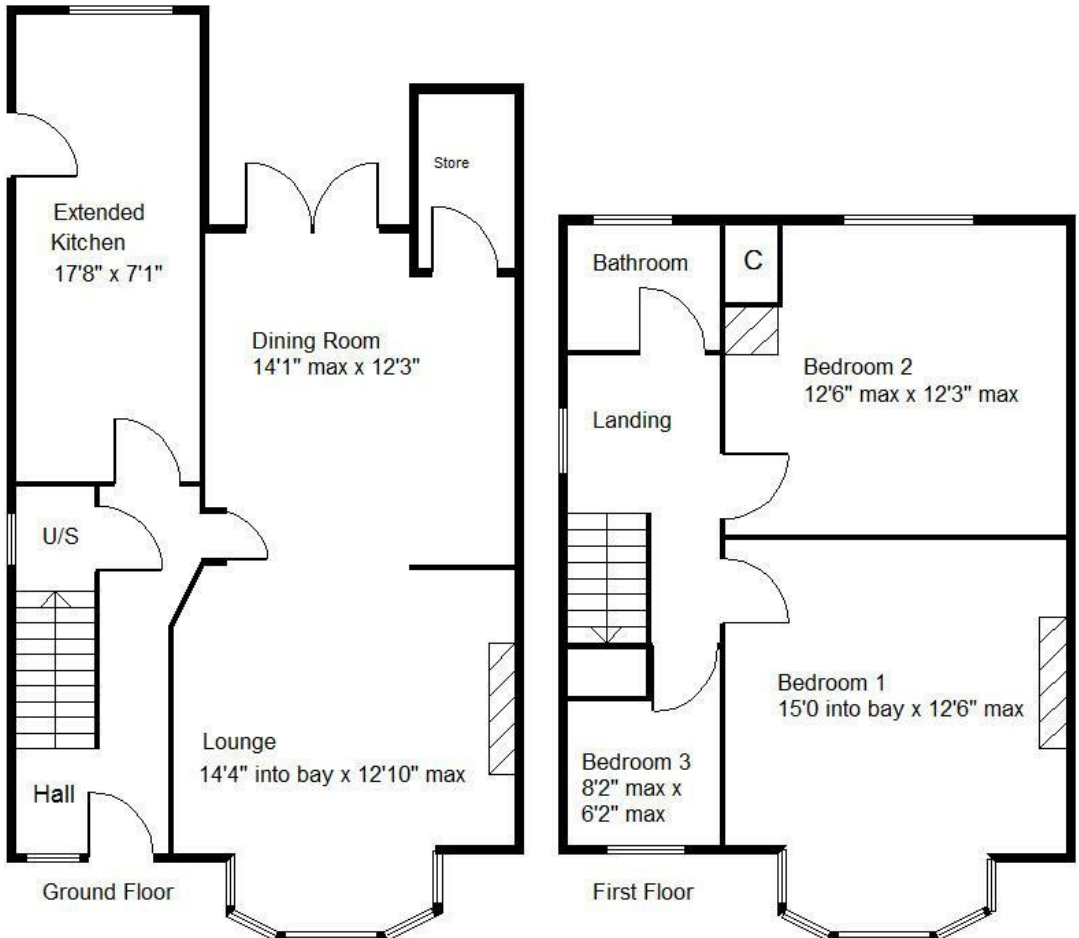
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PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	