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Lobelia Crescent, Kirk Sandall, Doncaster, DN3 1JA  
Offers Over £179,500

**STUNNING 3 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL CONTEMPORARY INTERIOR / OPEN PLAN 'L'SHAPED DINING ISLAND KITCHEN / ANTHRACITE KITCHEN CABINET DOORS WITH DIAMANTÉ QUARTZ WORKSURFACE / HOST OF INTEGRATED APPLIANCES / FULLY TILED 4 PIECE BATHROOM / LARGE CORNER PLOT WITH AMPLE PARKING / VIEWING ESSENTIAL //**

Finished with a meticulous attention to detail, the stunning interior of this 3 bedroom family house 'needs to be viewed'. Having undergone a comprehensive refurbishment programme to include a new gorgeous designer inspired island kitchen, contemporary fully tiled 4 piece bathroom, Oak interior doors, matching Oak staircase, modern decor throughout and the list goes on.....It has gas central heating via a modern condensing combi boiler, pvc double glazing and briefly comprises: Entrance hall, spacious lounge, 'L' shaped anthracite fully fitted island kitchen with integrated appliances, landing, 3 bedrooms and a 4 piece bathroom. Outside are large corner gardens and ample parking off road parking. Great location with access to local schools, shops etc. Early viewing is highly recommended.

**ACCOMMODATION**

A PVC double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

**ENTRANCE HALL**

This is all beautifully presented and sets the theme for the remainder of the property. It has a new oak staircase with a matching oak handrail, laminate flooring, inset spotlighting to the ceiling, a PVC double glazed window, a tall contemporary style radiator and an oak and glass door which leads through into the lounge.

**LOUNGE**

**12'8" max x 12'4" (3.86m max x 3.76m)**

An attractive front facing reception room, it has a broad PVC double glazed window with an outlook to the front, coordinating laminate flooring, a feature geometric panelled wall, inset spotlighting to the ceiling, floating shelves and a tall contemporary style radiator.

**'L' SHAPED OPEN PLAN DINING 'ISLAND' KITCHEN**  
**18'9" x 10'2" max + 9'7" x 7'4" (5.72m x 3.10m max + 2.92m x 2.24m)**

This is probably better demonstrated by the floorplan and photographs, it is absolutely stunning. Fitted with a range of high and low level units finished with an Anthracite cabinet door and a contrasting diamante quartz style work surface. Integrated appliances include a five ring induction hob, extractor hood, an integrated double fan assisted oven, a separate steam oven plus an integrated wine cooler. A tall contemporary style radiator, laminate flooring, two PVC double glazed windows, inset spotlighting to the ceiling with feature pendant lighting, a deep built in understairs storage cupboard with a PVC double glazed window and houses the fuse boxes etc.

Under mounted 1 1/2 bowl sink with a mixer tap, plumbing for an automatic washing machine, room for a tumble dryer, an integrated fridge/ freezer, inset spotlighting to the ceiling and a PVC double glazed exterior door.

**FIRST FLOOR LANDING**

As previously described, the staircase leads to the first floor landing.

There is a PVC double glazed window to the side, an access point into the loft space, a smoke alarm, a deep built in storage cupboard and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'6" x 11'8" max (3.81m x 3.56m max)**

A large front facing double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, inset spotlighting to the ceiling and feature panelling to one wall.

**BEDROOM 2**

**9'3" x 9'2" (2.82m x 2.79m)**

A good sized second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and inset spotlighting to the ceiling.

**BEDROOM 3**

**8'4" x 8'4" (2.54m x 2.54m)**

Beautifully and cleverly designed to create a double cabin style bunk, it has a PVC double glazed window to the front, a central heating radiator and inset spotlighting to the ceiling.

**LUXURIOUS HOUSE BATHROOM**

All beautifully finished with a modern large format marble style tile. There is a walk in shower area with a

rainfall style shower head, a panelled bath, a wash hand basin set onto a vanity unit with a wall mirror and a low flush W/C. There are two PVC double glazed windows to the side and rear elevations, inset spotlighting to the ceiling, a contemporary tall towel rail/ radiator and an extractor fan.

**OUTSIDE**

The property enjoys a large corner plot, offering additional extra space. There is brick walling and fencing to the perimeters, a dropped curb gives access to double opening gates which provide off road parking. Within the garden there is a large lined timber shed to the side, perfect for bike and tool storage etc.

**REAR GARDEN**

This is all nicely enclosed with concrete posts and timber fencing to the perimeters, it is a triangular shaped garden and is mainly lawned with a side patio and sitting area.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

HOUSE SECURITY - CCTV system fitted including smart doorbell.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

**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, 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

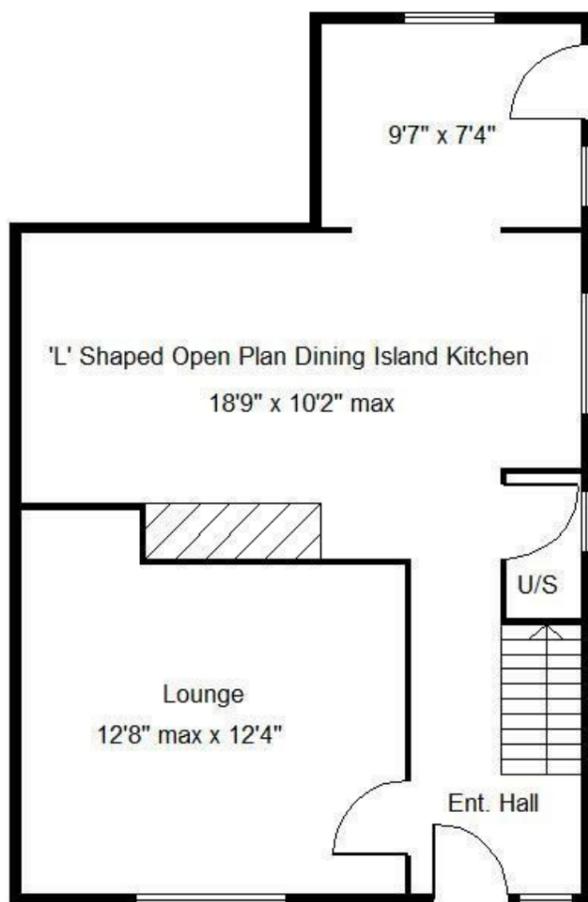
them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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.

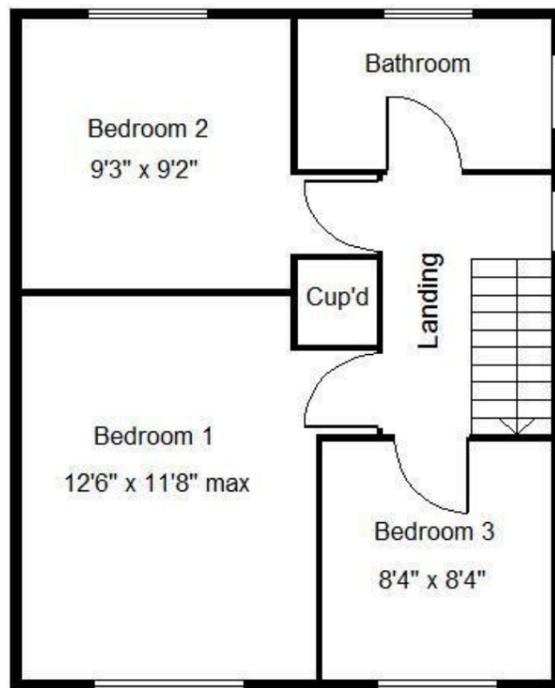
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Ground Floor



First Floor

