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Lyndale Avenue, Edenthorpe, Doncaster, DN3 2LB  
Guide Price £225,000 - £240,000

**3 BEDROOM DETACHED BUNGALOW / LOVELY CUL-DE-SAC POSITION / TWO RECEPTION ROOMS / 3 GOOD SIZE BEDROOMS / MODERN CONTEMPORARY SHOWER ROOM / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //**

Located at the end of this attractive cul-de-sac, a good size 3 bedroom detached bungalow. The property has gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, kitchen, large dining room with a vaulted ceiling, spacious lounge, 3 good sized bedrooms and a modern contemporary style shower room. Outside there are attractive gardens, landscaped and designed for easier and lower maintenance. Well placed for access to amenities including Sainsbury's, local shops etc. plus easy access to the motorway network. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has an access point into the loft space, 2 tall in-built cupboards with shelving and one houses the gas fired boiler which supplies the domestic water and heating systems. A further glazed door from here continues into the kitchen.

**KITCHEN**

**11'9" x 8'8" (3.58m x 2.64m)**

A good size, fitted with a range of high and low level units fitted with a work surface over. There is a 4 ring gas hob with extractor hood above, integrated oven, room for a microwave etc. and a deep recess and plumbing for a washing machine and dishwasher alongside. It has a one and half bowl sink unit with mixer tap, pvc double glazed window, pvc double glazed exterior door, central heating radiator, inst spot lighting to the ceiling.

**DINING ROOM**

**15'6" x 9'0" (4.72m x 2.74m)**

This has a vaulted ceiling, double panelled central heating radiator, PVC double glazed sliding doors which give access into the property's rear garden. From here a broad opening leads through into a front facing lounge.

**LOUNGE**

**15'8" x 10'6" (4.78m x 3.20m)**

An attractive and good sized reception room, it has a broad pvc double glazed window to the front, a feature fireplace with electric fire inset, central heating radiator, coving and wall lights.

**INNER HALL**

A long hall which in turn gives access to a deep in-built airing cupboard which houses the hot water cylinder with linen storage space above and doors to the bedrooms and shower room.

**BEDROOM 1**

**13'9" x 8'6" (4.19m x 2.59m)**

A good sized double bedroom it has a range of fitted bedroom furniture, pvc double glazed window, central heating radiator and a ceiling light plus a further ceiling fan/ light unit.

**BEDROOM 2**

**10'9" x 9'8" (3.28m x 2.95m)**

A good sized second double bedroom again with a range of fitted bedroom furniture, central heating radiator, pvc double glazed window and a ceiling light.

**BEDROOM 3**

**7'6" x 7'6" (2.29m x 2.29m)**

A comfortable bedroom as evidenced by the room measurements, there are 2 pvc double glazed windows to the side and front elevations, a central heating radiator and a central ceiling light.

**SHOWER ROOM**

**8'4" x 7'4" (2.54m x 2.24m)**

A contemporary style suite with a walk-in shower with frameless glass screen and thermostatic shower including a rainfall shower head. There is a low flush wc, matching wash hand basin set onto a vanity unit, all smartly finished with modern tiling to the 4 walls, a coordinating floor covering, contemporary style towel rail/radiator, pvc double glazed window, inset spot lighting to the ceiling and an extractor fan.

**OUTSIDE**

To the front of the property there is a good sized garden, it is mainly paved providing low and easy maintenance with decorative flower beds. A paved driveway continues along the side of the property courtesy of double gates and in-turn leads to a DETACHED BRICK GARAGE which has a metal up and over door, a personnel door, timber casement window to the side, power and light laid on.

**REAR GARDEN**

Again this is hard landscaped designed for easier and lower maintenance, there are decorative shaped flower beds stocked with a variety of shrubs and plants. It has ornamental borders, useful timber storage shed.

**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 1600 mbps and upload speeds of up to 115 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

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