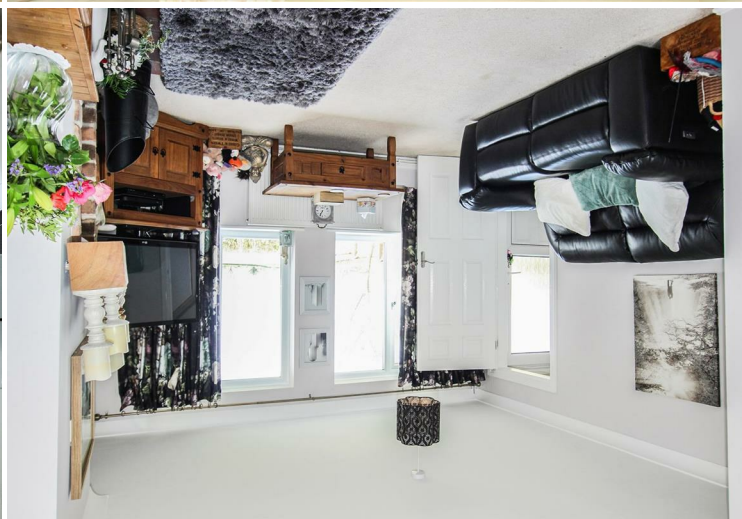
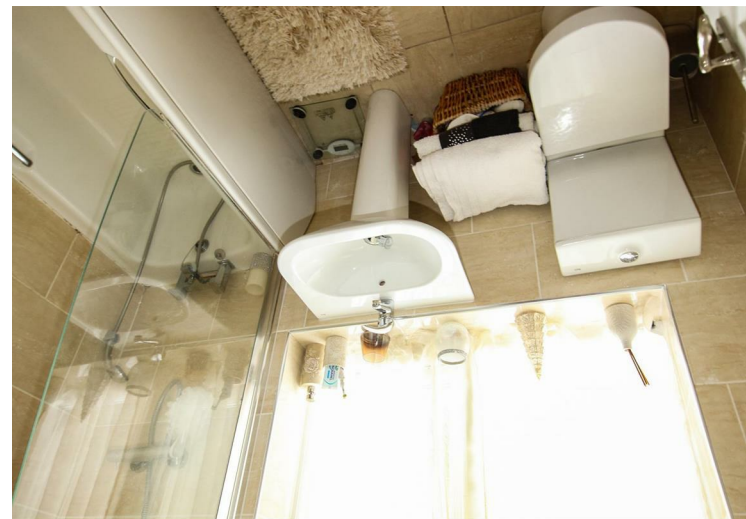
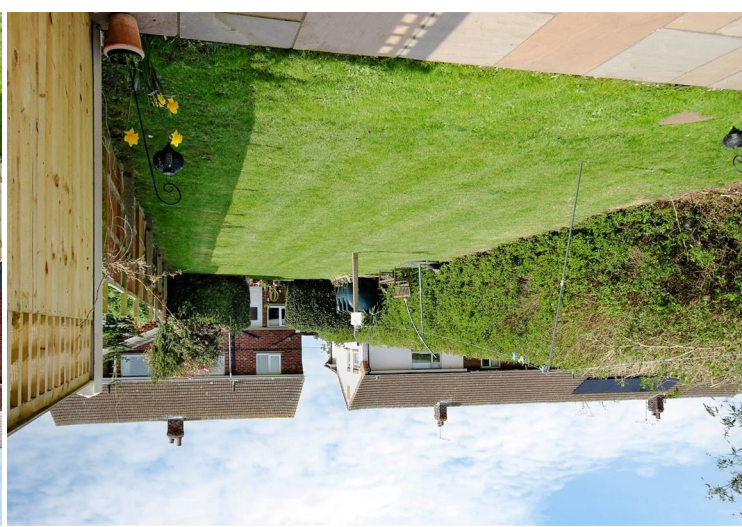
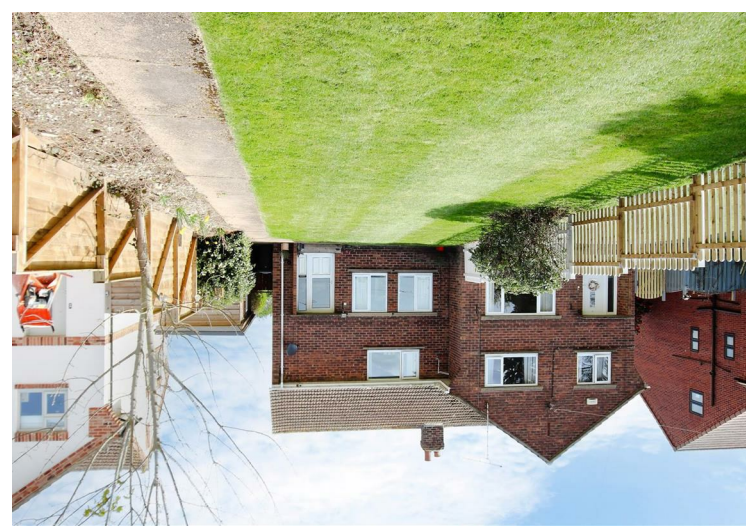




horton knights of doncaster

sales
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2 Mount Prospect, Sluice Lane, Everton, Doncaster, DN10 5AY
Offers Over £210,000 - £215,000

2 BEDROOM SEMI DETACHED HOUSE / GOOD SIZED GARDENS FRONT AND REAR /POTENTIAL TO EXTEND/ UNINTERRUPTED VIEWS /OIL FIRED CENTRAL HEATING / PVC DOUBLE GLAZING /MULTI FUEL BURNER /FABULOUS RURAL VILLAGE / INTERNAL VIEWING IS ADVISED //

Nestled in the rural village of Everton, Doncaster, this charming two bedroom semi-detached property offers a cosy interior with in a peaceful countryside setting. Benefitting from oil fired central heating and PVC double glazing throughout, the home briefly comprises of an entrance hall, lounge, kitchen, two double bedrooms and family bathroom.

The front of the property enjoys uninterrupted countryside views, whilst the rear boasts an extensive, enclosed garden, perfect for outdoor entertaining and keen gardeners. Conveniently located close to local schools and the A1(M), the property combines tranquil, rural living with everyday practicality. Ideal for first-time buyers, downsizers or those looking for a quieter lifestyle. Early viewing is highly recommended to appreciate all it has to offer.

ACCOMMODATION

A pvc half glazed entrance door gives access into the properties entrance hall.

ENTRANCE HALL

3'4" x 8'6" (1.017 x 2.607)

The entrance hall has a ceramic tiled floor, stairs leading to the first floor accommodation, central heating radiator, central ceiling light and doors to the ground floor accommodation.

SITTING ROOM

17'8" x 10'11" (5.391 x 3.329)

This is a good size room with a dual aspect, pvc double glazed windows to both front and rear, there is a log burner set in an inglenook recess style fire surround with a wooden mantel piece over, two central heating radiators and two central ceiling lights.

KITCHEN

9'10" x 9'5" (3.003 x 2.882)

The kitchen is fitted with a range of modern high and low level units finished with a white high gloss cabinet door along with a contrasting work surface, 4 ring ceramic hob with electric oven, chimney style stainless steel extractor hood. There is a single bowl stainless steel sink with a mixer tap, plumbing for a washing machine, space for a free-standing fridge freezer and an oil fired boiler. There is a continuation the ceramic floor through from the hallway, pvc half glazed double door leading out to the rear garden and a pvc double glazed window to the rear and a central ceiling light.

BEDROOM 1 FRONT

15'10" x 8'1" (4.830 x 2.466)

This is a good sized bedroom, a large double glazed window overlooking the uninterrupted views, central heating radiator and a central ceiling light.

BEDROOM 2 REAR

12'0" x 9'5" (3.676 x 2.884)

Again, taking advantage of uninterrupted views to the rear of the property with a double glazed window, central heating radiator and a central ceiling light.

BATHROOM

This is very smartly finished comprising of a 3 piece white suite, panelled bath with headset and shower over, low flush wc, pedestal wash hand basin with mixer tap and pop up waste. There is tiling to all four walls, pvc double glazed window, stainless steel towel rail/radiator along with ceramic tiling to the floor.

OUTSIDE

To the front of the property it is mainly laid to lawn with extensive views over along with off street parking.

REAR GARDEN

Again, considerable sized gardens, large patio area along with a garden shed. (to do google map outlining the extent of the plot)

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Oil radiator central heating ystem. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 66 mbps and upload speeds of up to 16 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 a n d 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 o f 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

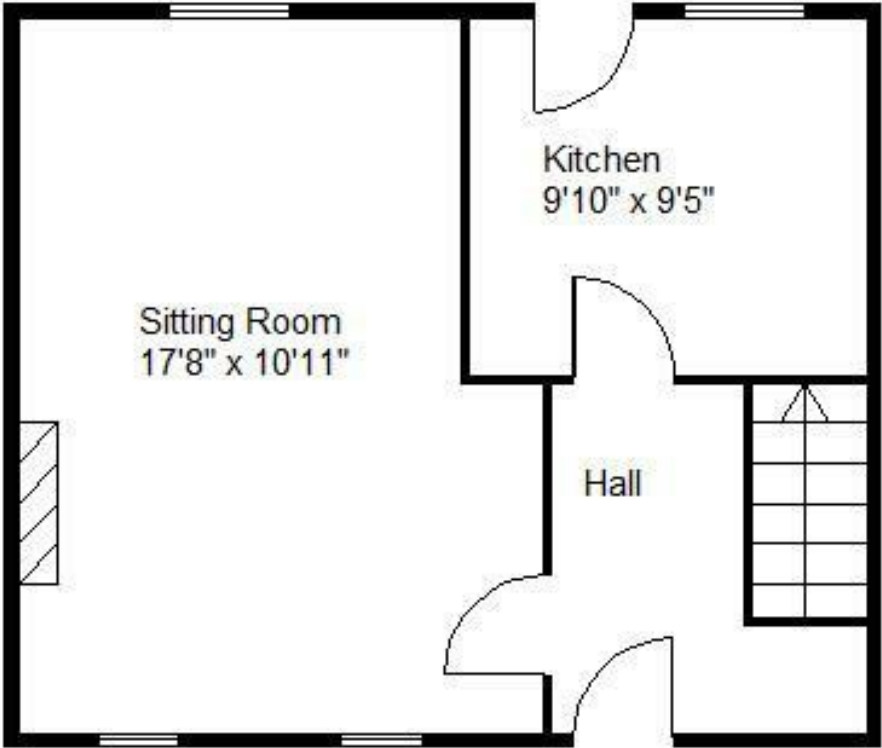
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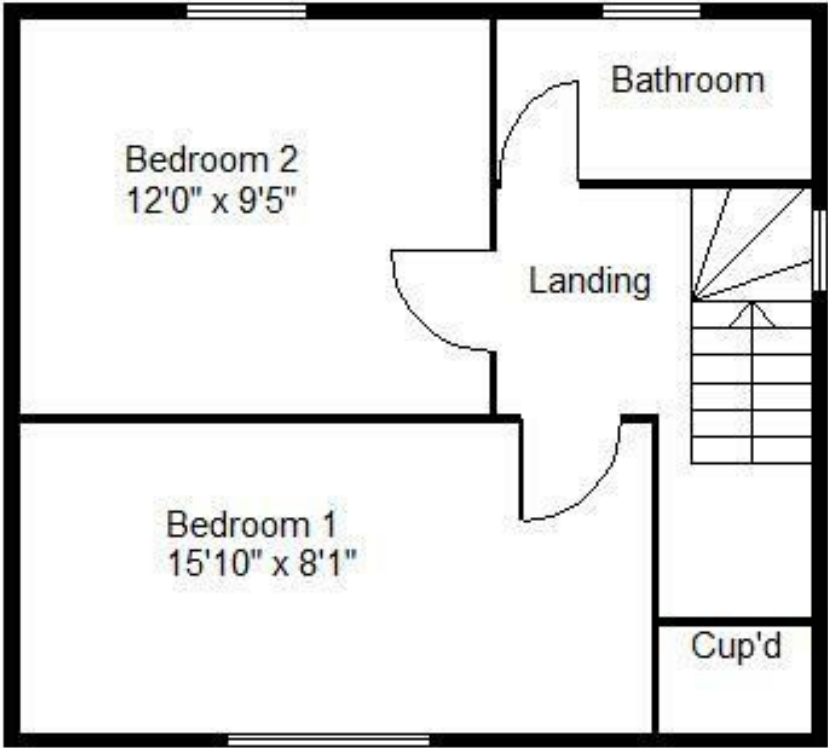
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



Ground Floor



First Floor