

horton knights of doncaster

sales
lettings
and service



75A Heatherfields Crescent, Rossington, Doncaster, DN11 0TY
Asking Price £183,000

*****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 SOUTH FACING 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.

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, a ceiling light, a coat rail and a traditional style cottage door into the lounge.

LOUNGE

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

An attractive front facing reception room, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a doorway continuing into an inner lobby.

INNER LOBBY

This has a deep built in pantry style understairs cupboard, a vinyl tile floor covering and a door to the ground floor W/C.

GROUND FLOOR WC

Fitted with a modern 2-piece white suite comprising of a low flush W/C, a wash hand basin, an extractor fan and a central heating radiator.

MODERN DINING KITCHEN

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

This is probably better demonstrated by the floorplan and photographs; it is a good size and is fitted with a range of modern high- and low-level units finished with a rolled edge work surface. Integrated appliances include a four-ring gas hob with extractor hood, an integrated double oven, plus an integrated fridge freezer, washing machine and dishwasher.

There is a single drainer stainless steel sink unit with mixer tap, and concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There are 2 PVC double glazed double opening doors which lead out onto the rear garden, a PVC double glazed window, vinyl tile flooring and 2 ceiling lights.

FIRST FLOOR LANDING

There is an access point into the loft space, a smoke alarm, a ceiling light, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1

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

With a PVC double glazed window giving an outlook to the front, a central heating radiator, a central ceiling light, a deep recess suitable for built in wardrobes and a door to the en suite shower room.

EN-SUITE SHOWER ROOM

ROOM Fitted with a white suite comprising of a corner shower enclosure with an independent electric shower, a wash hand basin and a low flush W/C. There is tiling to the shower area and half walls, a coordinating floor tile, a central heating radiator, a PVC double glazed window, a ceiling light and an extractor fan.

BEDROOM 2

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

A good 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

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

A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath, a floating style wash hand basin and a low flush W/C. There is tiling to the half walls and splash backs, coordinating tiled floor, an extractor fan and a central ceiling light.

OUTSIDE

To the front of the property, there is a double width driveway which provides ample car standing.

REAR GARDEN

The rear garden is all nicely enclosed, has fencing to the perimeters, enjoys a lovely southerly aspect, is mainly lawned with a paved patio and sitting area, a further side gate which gives access for bins etc.

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

CCTV - There is a CCTV system installed.

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, O2 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.

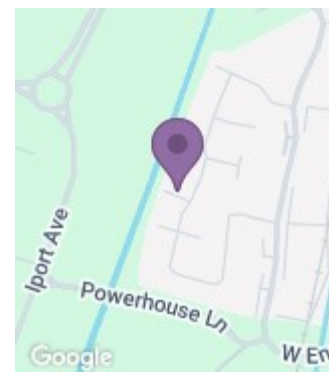
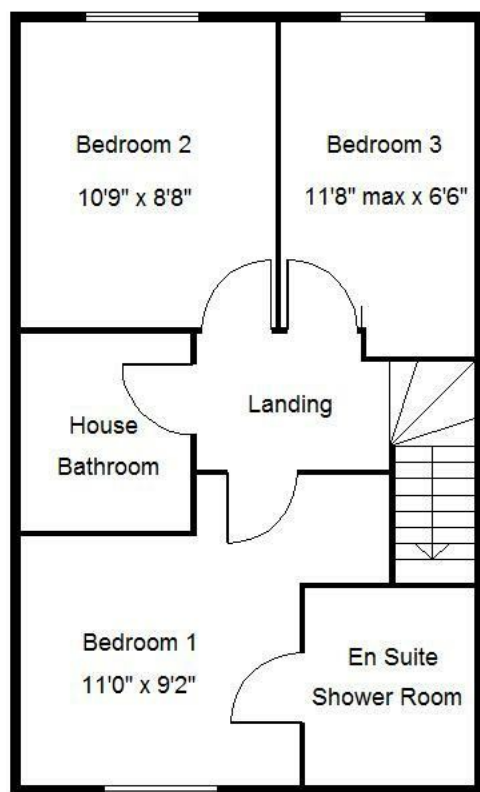
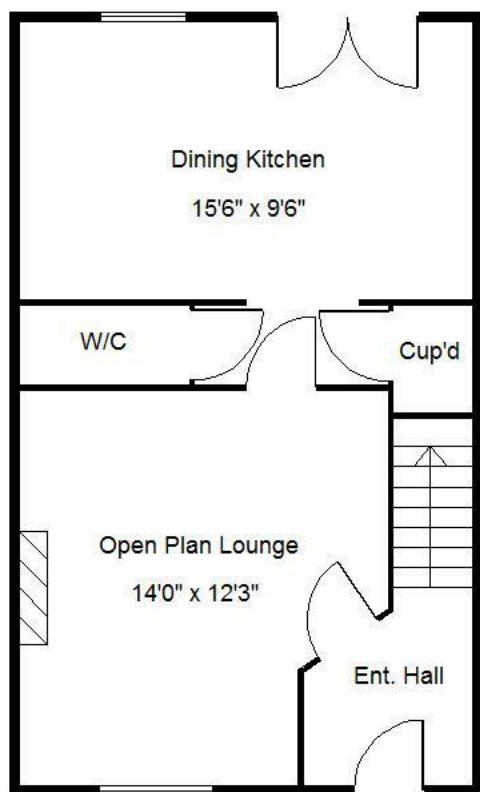
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			85
(69-80) C			
(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	