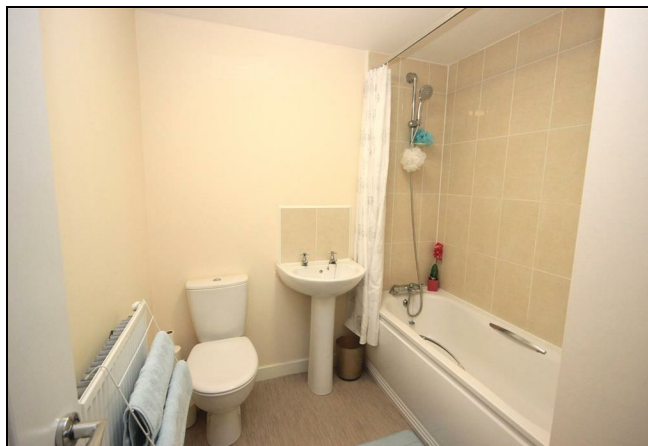
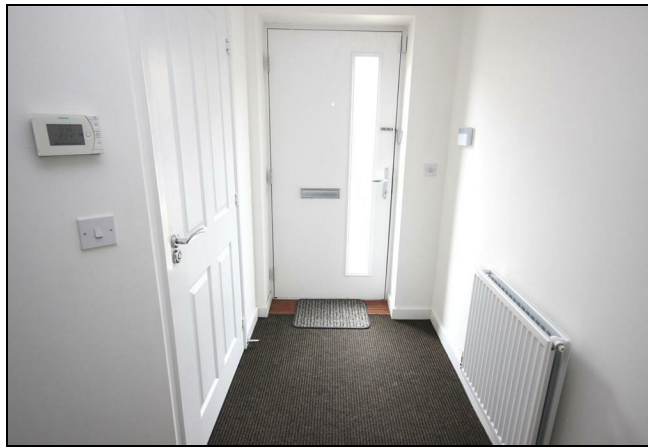


# horton knights of doncaster

76 Granby Road, Edlington, Doncaster, DN12 1JT



**Only 2 years old and built to the Colby design by Keepmoat properties, a substantial 3 bedroom semi-detached house offering ready to move in accommodation.**

The property has a gas fired central heating system, pvc double glazing, the remainder of the NHBC warranty ( approx. 8 years), new carpets in the bedrooms, newly laid vinyl floor covering, a burglar alarm and security lighting, and therefore makes an excellent purchase. In brief the accommodation comprises: Entrance hall with ground floor w/c off, large dining kitchen with integrated cooking appliances, large square lounge with double opening French doors onto the rear garden, first floor landing, three good sized bedrooms and a modern white bathroom with shower. Outside there is a nice enclosed rear garden, allocated car parking, plus on-street parking to the front. Popular development within close proximity of Doncaster town, A1 and local amenities. Internal viewing is recommended.

**Offers Around £100,000**



## ACCOMMODATION

A composite style double glazed entrance door gives access into the entrance hall.

## ENTRANCE HALL

This is all smartly finished and has a new carpet laid. There is a burglar alarm, a double panelled central heating radiator, a central ceiling light, and a staircase leading to the first floor accommodation. A traditional panelled white door gives access into the ground floor w/c.

## GROUND FLOOR W/C

This is finished with a modern white suite which comprises of a low flush w/c, a corner wash basin, a central heating radiator, new vinyl floor covering, an extractor fan, and a central ceiling light.

## DINING KITCHEN

5.03m max x 3.81m max (16'6 max x 12'6 max)

The kitchen is probably better demonstrated by the floor plan and photographs. It is particularly good sized and is fitted with a comprehensive range of built-in units and a contrasting rolled edge work surface with tiled splashbacks incorporating a four ring gas hob inset to the work surface with an extractor hood above and an integrated oven beneath. There is a deep recess suitable for a tall fridge freezer, plumbing for an automatic washing machine, and plumbing for a dishwasher. Concealed behind one of the corner cabinets is a gas fired condensing style combination type boiler which supplies the domestic hot water and central heating systems. There is a pvc double glazed window to the front, newly laid vinyl floor covering, a double panelled central heating radiator, two central ceiling lights, and a door to a large under-stairs storage cupboard. A door from here leads through into the lounge.

## LOUNGE

4.88m x 4.11m (16'0 x 13'6)

The lounge is a rear facing reception room, having two pvc double glazed double opening French doors which lead out onto the rear garden and allow the room a good amount of natural light. There is a double panelled central heating radiator, newly laid laminate floor covering, plus television, telephone and sky cables laid on.

## FIRST FLOOR LANDING

There is an access point into the loft space, a central ceiling light, doors to the bedrooms and bathroom, and a deep built-in linen cupboard with storage which has another burglar alarm panel and more plug sockets inside.

## BEDROOM 1

4.88m x 2.95m (16'0 x 9'8)

A large master bedroom which spans the width of the house, making it an excellent sized double room. It has two pvc double glazed windows with an outlook to the rear, a central heating radiator, a central ceiling light, telephone and television aerial points, and new carpet.

## BEDROOM 2

4.01m x 2.64m (13'2 x 8'8)

Again, a good sized double room, having a pvc double glazed window to the front, a central heating radiator, a central ceiling light, and new carpet.

## BEDROOM 3

2.97m x 2.13m (9'9 x 7'0)

This has a pvc double glazed window to the front, a central heating radiator, a central ceiling light, new carpet, and a bank of wall sockets including BT open reach and telephone point, therefore it can be easily used as an office.

## BATHROOM

The bathroom is fitted with a modern white suite comprising of a panelled bath with a shower mixer, a pedestal wash hand basin and a low flush w/c. There is new vinyl floor covering, a central heating radiator, ceramic tiling to the bathing areas and splashbacks, an extractor fan, and a central ceiling light.

## OUTSIDE

To the front of the property there is a small forecourt garden, whilst to the rear there is an enclosed rear garden. There is also security lighting to the front and back of the property, plus an outside tap.

## REAR

The rear garden is elevated and therefore enjoys panoramic views beyond. It is predominantly lawned, with timber fencing to the perimeters, paving stones providing a rear patio, and a pedestrian gate giving access to a rear walkway which provides access for bins etc.

## AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing throughout.

HEATING - The property has a gas fired central heating system via a condensing combination type boiler.

SECURITY - The property is fitted with a burglar alarm and security lighting to the front and back of the property.

ADDITIONAL INFORMATION - The property is built with an NHPC guarantee and there are 8 years remaining.

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.

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