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Ladycroft Road, Armthorpe, Doncaster, DN3 3RR
Offers Over £170,000

3 BEDROOM SEMI DETACHED BUNGALOW / FANTASTIC OPEN ASPECT / SOUTH FACING REAR GARDEN / WIDE DRIVEWAY AND GARAGE / NO UPWARD CHAIN / VIEWING ESSENTIAL //

Located on this popular roadway and with the benefit of a south facing open aspect, this bungalow is sure to generate a lot of interest and therefore an early viewing is recommended. It has a gas radiator central heating system, double glazing and briefly comprises: 'L' shaped entrance hall, spacious lounge with patio doors onto a conservatory, which in turn leads to the rear garden, kitchen with integrated appliances, 3 bedrooms and a wet room. There are good sized rear gardens, a nice wide driveway and a detached sectional garage. Well placed with access to local amenities within Armthorpe including a good variety of shops etc plus access to the M18 and motorway networks.

ACCOMMODATION

A composite style double glazed entrance door leads into an entrance porch.

ENTRANCE PORCH

This is part PVC double glazed, it has a PVC double glazed interior door to the hallway.

ENTRANCE HALL

An 'L' shaped entrance hall, it has a central heating radiator, an access point into the loft space, a tall cloak style cupboard with shelving and hanging, a central ceiling light.

LOUNGE

18'8" x 11'10" max (5.69m x 3.61m max)

A beautiful room which enjoys a rear facing aspect courtesy of sliding patio doors which also give access into a rear conservatory over open farm land, there is an inset wall mounted fire place, coving, 2 ceiling lights, a central heating radiator and a set of.

CONSERVATORY

11'3" x 9'0" (3.43m x 2.74m)

This is PVC double glazed with double glazed double opening doors which open onto the rear garden which has the view over the open fields.

KITCHEN

9'0" x 9'0" (2.74m x 2.74m)

This has a range of base and wall units finished with an oak style cabinet door, a contrasting rolled edge work surface, there is a four ring gas hob, an extractor hood, an integrated oven, an integrated fridge / freezer, a central heating radiator, a PVC double glazed window inside a hard wood surround with an outlook to the side. There is a central ceiling light, tiling and a central heating radiator.

BEDROOM 1

12'6" x 10'2" (3.81m x 3.10m)

A large double room, it has a PVC double glazed window inset to a hardwood surround with an outlook to the front, there is a central heating radiator, fitted wardrobes and 2 deep built in cupboards.

BEDROOM 2

10'10" x 8'0" (3.30m x 2.44m)

A good size second room, it has a PVC double glazed window inside a hardwood surround with an outlook to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

9'0" x 6'8" (2.74m x 2.03m)

Bedroom 3 takes its access from the rear of the lounge, it should be noted many people have extended the kitchen into this area to create a dining kitchen. This has a PVC double glazed window inset to a hardwood surround with an outlook to the rear, a central heating radiator and a central ceiling light.

WET ROOM

This has a suite comprising of a low flush W/C, a wash hand basin, a walk in shower area with an independent electric shower, a PVC double glazed window into a hardwood surround, a central heating radiator, tiling and waterproof walling to the walls, inset ceiling lights and an extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with shaped flowerbeds and borders, this has a dropped curb giving access to a side drive and parking area which is large enough to accommodate a motor home, a caravan or similar, this in turn leads to a detached sectional garage.

DETACHED SECTIONAL GARAGE

With twin opening doors.

REAR GARDEN

This is mainly lawned, with low fencing to the rear perimeter and therefore enjoys the views over open farm land.

AGENTS NOTES:

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

DOUBLE GLAZING - PVC and timber double glazing, were stated. Age - unknown.

MAINS SERVICES - All mains services are connected.

HEATING - Gas central heating - Boiler Age unknown

SOLAR PANELS - There are leased solar panels fitted at this property.

COUNCIL TAX - This property is Band B.

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, Vodafone and O2.

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.

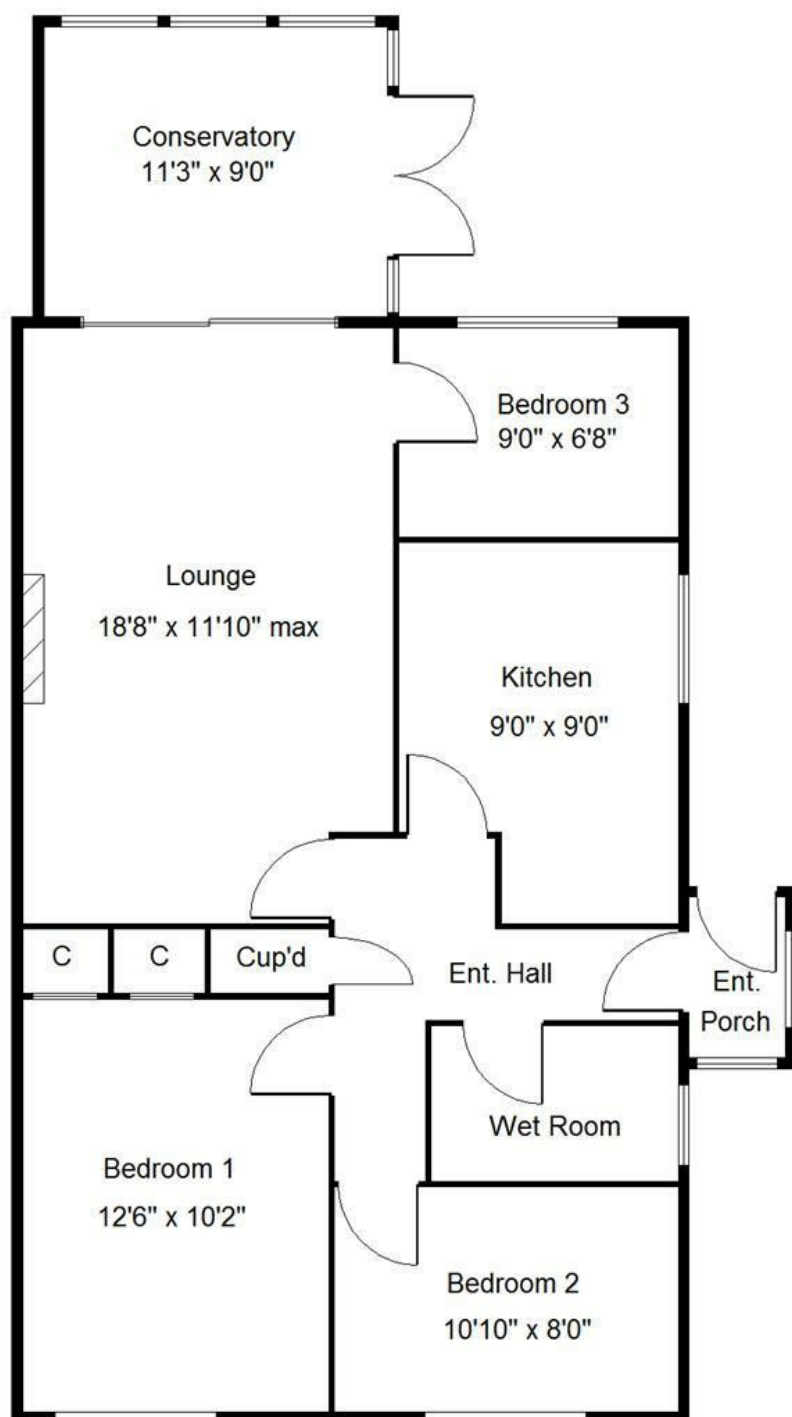
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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	