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horton knights of doncaster



Owston Road, Carcroft, Doncaster, DN6 8DR
Offers Over £190,000

This traditional double bay fronted 3 bedroom semi detached house sits on a lovely sized plot.... EARLY VIEWING HIGHLY RECOMMENDED!

The accommodation on offer benefits from gas fired central heating, new PVC double glazing and comprises; Entrance hall, ground floor W/C, open plan dining kitchen/garden room, separate lounge, first floor landing, 3 good sized bedrooms including 2 doubles and a house bathroom fitted with a white suite. Outside the property has a lot to offer with ample off street parking for several vehicles, front garden area and a large rear garden ideal for a family or entertaining in the summer months. Situated where the property is affords it great access to the A1 and road networks beyond as well as local amenities including supermarkets, schools and bus routes. All in all this is an excellent property which must be viewed to be appreciated.

ACCOMMODATION

A PVC double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

A nice bright space with decorative panelling up to dado level on the walls, a central heating radiator, oak flooring and oak stairs rising to the first floor. There is also a PVC double glazed window to the side elevation.

GROUND FLOOR W/C

Fitted with a white low flush W/C with a concealed cistern and again panelling up to dado level on the walls with a decorative border tile just above. There is a PVC double glazed window to the side elevation, a meter cupboard and oak flooring continued through from the entrance hall.

OPEN PLAN DINING KITCHEN / GARDEN ROOM

16'3" x 10'1" (4.95m x 3.07m)
This is a nice open space with modern living, the kitchen area has modern units with a walnut block solid timber work surface, it incorporates a five ring gas hob with a contemporary extractor hood finished in black and brushed aluminum as well as a wine fridge, plumbing for a washing machine with appliance recess, dishwasher, a 1 1/2 bowl sink unit and kick boards with integrated lighting. There is also a built in cupboard housing the gas combination type boiler and PVC double glazed windows to the side and rear elevations. The dining area again has wall mounted cupboard and base units finished in the same walnut work surface with a fitted Siemens electric double oven with warming drawers and matching brushed stainless steel microwave. The oak flooring continues throughout and into the garden room where there is space for an American style fridge freezer and PVC double glazed French style doors and side screens giving access into the rear garden.

LOUNGE

13'2" max x 10'6" (4.01m max x 3.20m)
The lounge is separate, giving the opportunity to close the room off in the winter time, it has a PVC double glazed square bay window to the front, a media wall with space for a large television and a contemporary style central heating radiator.

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

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a PVC double glazed window to the side elevation, a built in storage cupboard with louvre doors, access into the loft space, oak flooring and doors leading off to the remaining accommodation.

BEDROOM 1

13'3" max x 9'8" (4.04m max x 2.95m)
A nice sized double room with a square PVC double glazed bay window to the front, a central heating radiator and coving to a textured ceiling.

BEDROOM 2

10'1" x 9'9" (3.07m x 2.97m)
Another good sized double room situated at the rear of the property with a PVC double glazed window overlooking the rear garden, a built in storage cupboard, a central heating radiator and coving to a textured ceiling.

BEDROOM 3

7'10" x 6'8" (2.39m x 2.03m)
With a PVC double glazed window to the front, a central heating radiator and a built in over stairs storage cupboard.

BATHROOM

6'7" x 5'7" (2.01m x 1.70m)
Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mixer tap and shower head over. There is a chrome wall mounted heated towel rail, vinyl floor covering, full ceramic tiling to the walls, a textured ceiling and a PVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a garden area, a block paved driveway leading to the side of the property providing ample off street parking for several vehicles and a timber gate which leads into the rear garden and the detached garage.

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.

DETACHED GARAGE

The garage is of concrete sectional construction with an up and over door to the front, a single glazed window to the side and light and electricity supplied.

REAR GARDEN

The rear garden is a lovely size, it has a large block paved patio and secondary drive with a good sized area of timber decking covered with a timber pergola. There is also another concrete sectional shed and a good sized lawned area with concrete posts and timber fencing to the outer boundary plus external lighting and a water tap attached to the rear elevation of the house.

AGENTS NOTES:

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

MAINS SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated, fitted approximately 12 months ago.

HEATING - The property has a gas radiator central heating system fitted via an Ideal 'exclusive' combination type boiler.

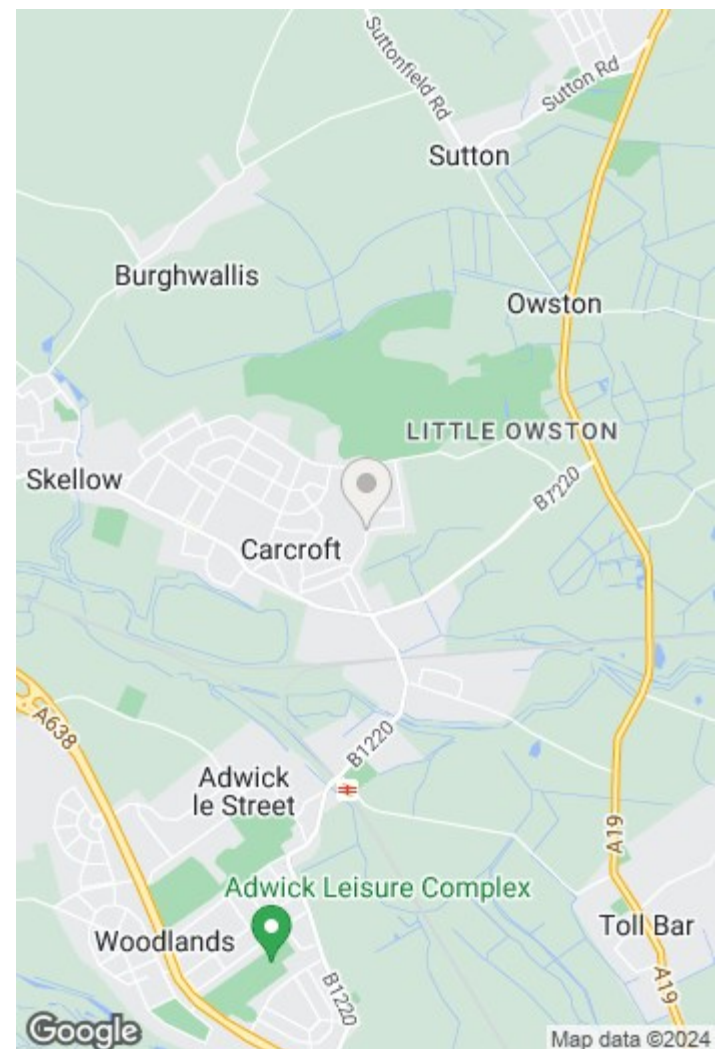
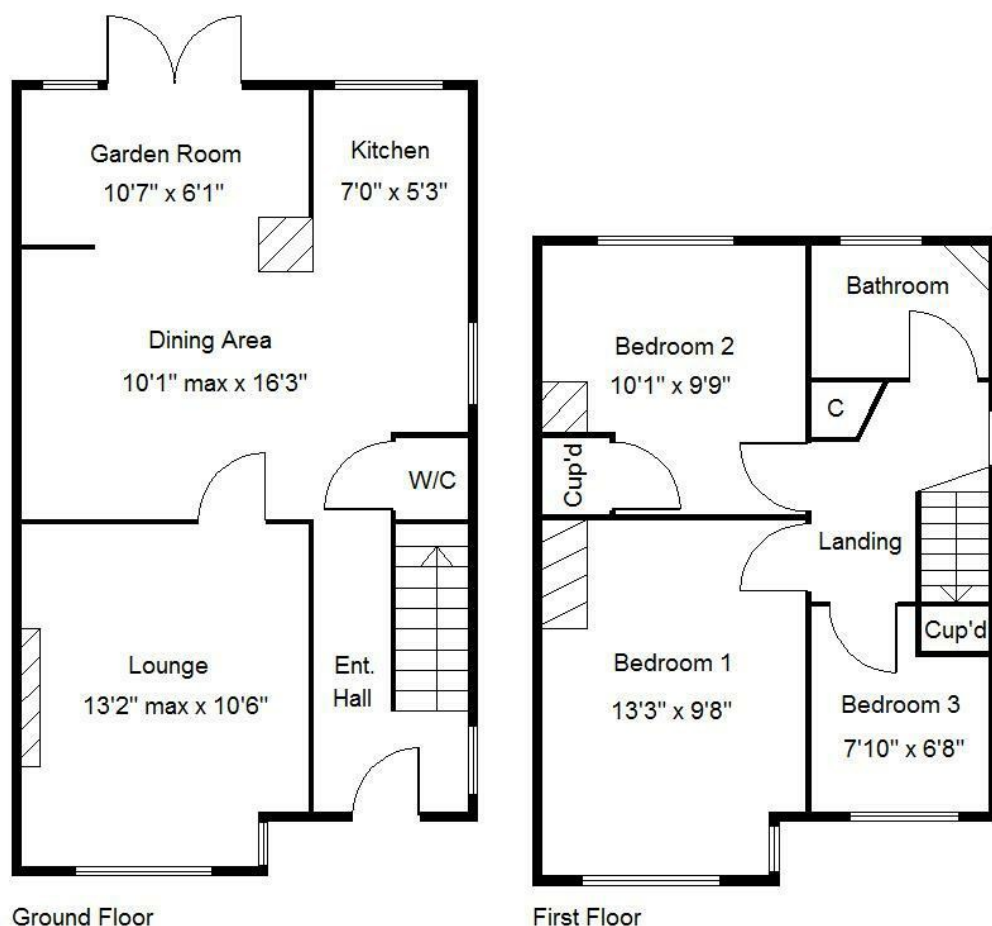
COUNCIL TAX - This property is Band C.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

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

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



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |