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Meadow Lane, Auckley, Doncaster, DN9 3FW
Guide Price £230,000 - £240,000

CONTEMPORARY STYLED SEMI DETACHED HOUSE / OFFERING SPACIOUS LIVING OVER THREE FLOORS / 3 GOOD SIZED BEDROOMS & 2 BATHROOMS / DOUBLE LENGTH DRIVEWAY & LANDSCAPED REAR GARDEN / VIEWING RECOMMENDED //

Located on this popular development, an immaculate 3 storey, 3 bedroom semi detached house offering contemporary living for a modern family. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious open plan dining kitchen with integrated appliances, attractive lounge with a feature wall and double doors onto the rear garden, ground floor W/C, first floor landing, 2 good sized bedrooms and a modern white bathroom. To the upper floor, there is a large principal bedroom suite which includes a dressing area and an en suite shower room. Outside are attractive gardens, the rear has all been landscaped and there is off road parking for 2 cars. Well placed with access to local amenities including very popular schools, amenities and access to Doncaster City Centre, Lakeside retail and leisure plus the motorway networks. **VIEWING ESSENTIAL!**

ACCOMMODATION

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

ENTRANCE HALL

This is all smartly finished, it has a modern laminate floor covering, a central heating radiator, a central ceiling pendant light and a door into an open plan dining kitchen.

OPEN PLAN DINING KITCHEN

18'0" x 9'6" (5.49m x 2.90m)

This is probably better demonstrated by the floorplan and photographs. It is all beautifully presented with a range of modern high and low level units finished with a white high gloss door and a contrasting work surface. There is a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, an integrated four ring gas hob with an extractor hood above and an integrated oven beneath. There is also an integrated fridge/freezer, an integrated dishwasher and an integrated washing machine. There is a modern grey coloured tiled flooring, a central heating radiator, inset spotlighting to the ceiling and a feature slate brick wall. Concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies domestic hot water and central heating systems. A door from here gives access to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a modern 2 piece suite comprising of a low flush W/C, a wash hand basin, a continuation of the tiled flooring, a PVC double glazed window, a central heating radiator, an extractor fan and a ceiling light.

LOUNGE

12'10" x 12'6" (3.91m x 3.81m)

A good sized room, it has 2 PVC double glazed double opening doors which give access and an outlook onto the rear

garden, there is a modern laminate floor covering, a feature panelled wall, a central heating radiator and a central ceiling pendant light.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, a central ceiling pendant light, a central heating radiator and the staircase leading to the upper floor.

BEDROOM 2

12'10" x 12'3" (3.91m x 3.73m)

A large double bedroom, it has 2 PVC double glazed windows to the rear, a central heating radiator and a central ceiling pendant light.

BEDROOM 3

11'2" x 6'2" (3.40m x 1.88m)

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

HOUSE BATHROOM

Fitted with a modern white suite that comprises of a panelled bath, a floating wash hand basin and a low flush W/C. There is modern tiling to the bathing areas, a timber effect vinyl floor covering, inset spotlighting to the ceiling, an extractor fan and a central heating radiator.

SECOND FLOOR LANDING

There is a PVC double glazed window to the side, a central heating radiator, a central ceiling pendant light and a door to the principal bedroom suite.

PRINCIPAL BEDROOM

12'10" x 12'3" (3.91m x 3.73m)

This is a particularly good size, it has 2 double glazed velux windows to the rear and a central ceiling pendant light. It opens on to a dressing area, this has fitted wardrobes with hanging rail and shelving and continues into the en suite.

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising of a shower enclosure, a floating wash hand basin and a low flush W/C. There is tiling to the four walls and splashbacks, a central heating radiator, a PVC double glazed window, timber effect vinyl flooring, inset spotlighting and an extractor fan.

OUTSIDE

To the front of the property, there is an open plan lawn garden with a pedestrian gate and a decorative pebbled border. The driveway provides car standing for 2 vehicles with gated access which leads into the property's rear garden.

LANDSCAPED REAR GARDEN

With timber fencing to the perimeters, a porcelain tiled patio which extends across the rear elevation, 2 decorative raised planters which lead onto an artificial lawn, perfect for children and play areas. There is also a corner shed and an external water tap.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age - 2015.

HEATING - Gas radiator central heating system, age of boiler - 2015.

COUNCIL TAX - Band C.

CHARGES - There is an estate charge of £242.49 per annum.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220

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.

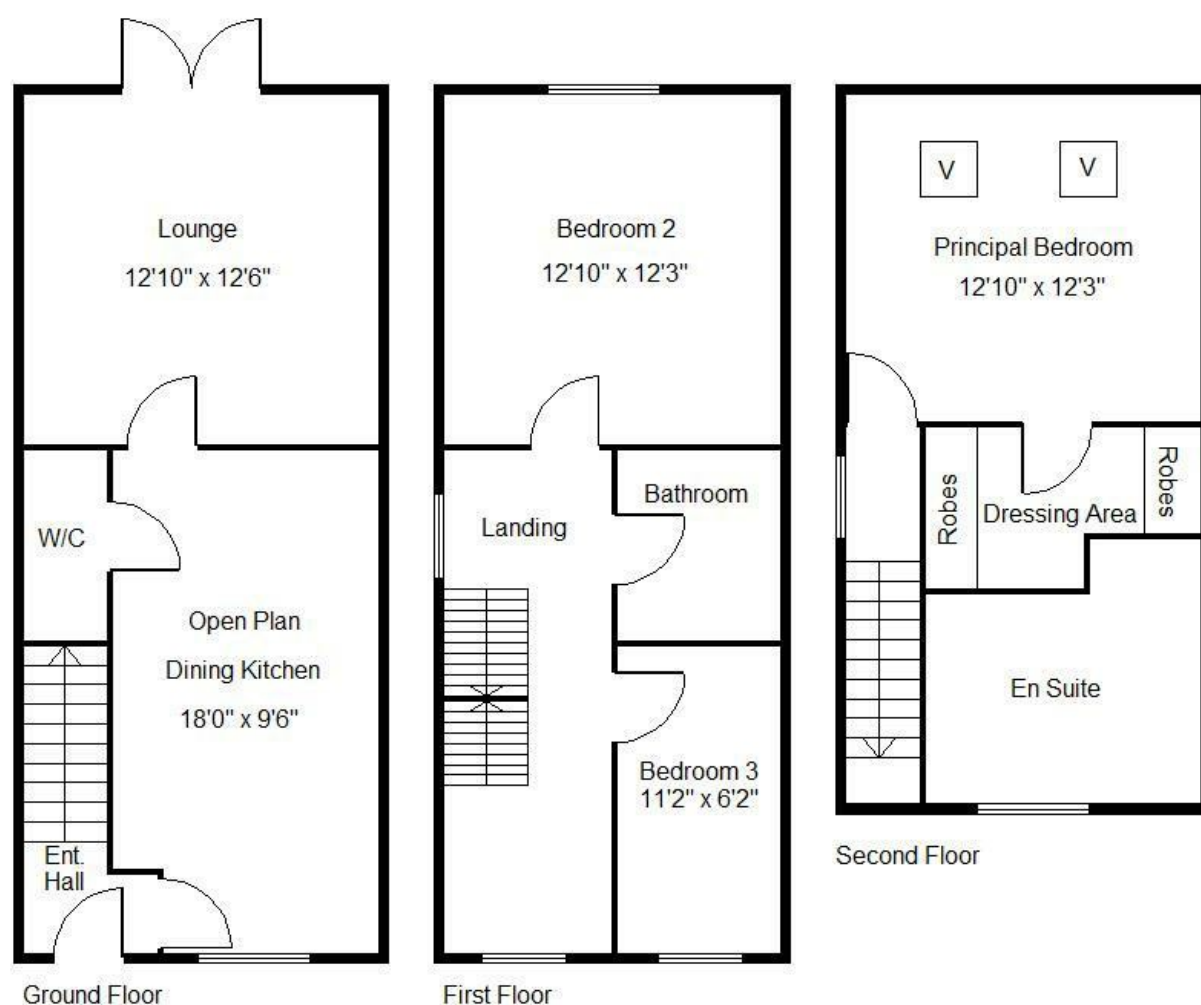
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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	