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Main Street, Sutton, Doncaster, DN6 9LA
Offers Around £250,000

LARGE 2 DOUBLE BEDROOM DETACHED BUNGALOW / BEAUTIFUL VILLAGE SETTING / BOARDED ATTIC WITH WINDOW / HUGE AMOUNT OF SCOPE & POTENTIAL / NO CHAIN / EARLY VIEWING ESSENTIAL //

Situated in the heart of the village, set back off the Main Street a very large 2 double bedroom detached bungalow. All the rooms are large, and there is a boarded attic with a window. The property has gas central heating via a combination type boiler, double glazing and briefly comprises: Entrance hall, spacious front facing lounge, large open plan dining kitchen, 2 double bedrooms and a bathroom. Outside there is a large front garden, enclosed and private rear garden. Well placed within the village giving access to the neighbouring villages' amenities and access to the A19/A1 and major road networks. **EARLY VIEWING ESSENTIAL.**

ACCOMMODATION

A portico gives shelter to a PVC double glazed entrance door, which leads into the property's entrance hall.

ENTRANCE HALL

This is a nice wide hallway, it has a central heating radiator, a built in storage cupboard, coving, a central ceiling light, plus access into the fully boarded attic space. A glazed door from the hall leads into the lounge and dining room.

ATTIC

With a PVC double glazed gable window, light laid on, boarded floor etc, this space could be converted to create additional space, subject of course to any necessary permissions.

LOUNGE / DINING ROOM

20'9" x 12'4" (6.32m x 3.76m)

A good size, it has 2 PVC double glazed windows to the front and side elevations, a feature stone fireplace with a gas fire inset, a central heating radiator, coving and 2 ceiling lights. A second glazed door from the lounge leads into the dining kitchen.

DINING KITCHEN

18'10" x 11'7" (5.74m x 3.53m)

This can also be accessed directly from the hallway, the kitchen is fitted with a range of high and low level units finished with an oak cabinet door, a contrasting work surface and tiled splashbacks. There is a double drainer single bowl stainless steel sink unit with a mixer tap, integrated appliances include: a four ring NEFF ceramic hob with an extractor hood above and an integrated double oven. There are further domestic appliances which are included in the sale, 2 PVC double glazed windows to the rear and side elevations, a tiled floor covering, inset spotlighting to the ceiling, a central heating radiator and a fan heater.

From the hall doors lead to the bedrooms and bathroom.

BEDROOM 1

14'2" x 13'0" (4.32m x 3.96m)

A very large double bedroom, as evidenced by the room measurements and floorplan, this has a broad PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and built in wardrobes concealing hanging rail and storage.

BEDROOM 2

13'0" x 9'9" (3.96m x 2.97m)

Again, a lovely double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling pendant light.

HOUSE BATHROOM

9'7" x 7'10" (2.92m x 2.39m)

This is fitted with a four piece white suite comprising of a panelled bath, a floating wash hand basin, a low flush W/C and a corner shower enclosure. There is ceramic tiling to the bathing and splashback areas, modern waterproof walling within the shower enclosure, waterproof style ceiling with inset spotlighting, a towel rail/ radiator, an additional electric heater, an extractor fan and a PVC double glazed window.

OUTSIDE

The property stands on an attractive plot, it is set back off the Main Street. The front garden is principally lawned with shaped flower beds and borders stocked with a variety of shrubs and plants. There is a pathway to both sides which gives access to the rear garden.

REAR GARDEN

To the right hand side, there is a timber shed and gated access. On the left hand side a pathway continues into the rear garden. The rear garden is south easterly facing, it is

part lawned with a paved patio and sitting area enjoying a pleasant aspect with an outlook over neighbouring gardens. There is a stone built barbecue, external lighting, an external water tap.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected to the property.

DOUBLE GLAZING - PVC double glazing, age of units various.

HEATING - Gas radiator central heating via a combination type boiler, approx. 2010.

COUNCIL TAX - Band D.

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.

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.

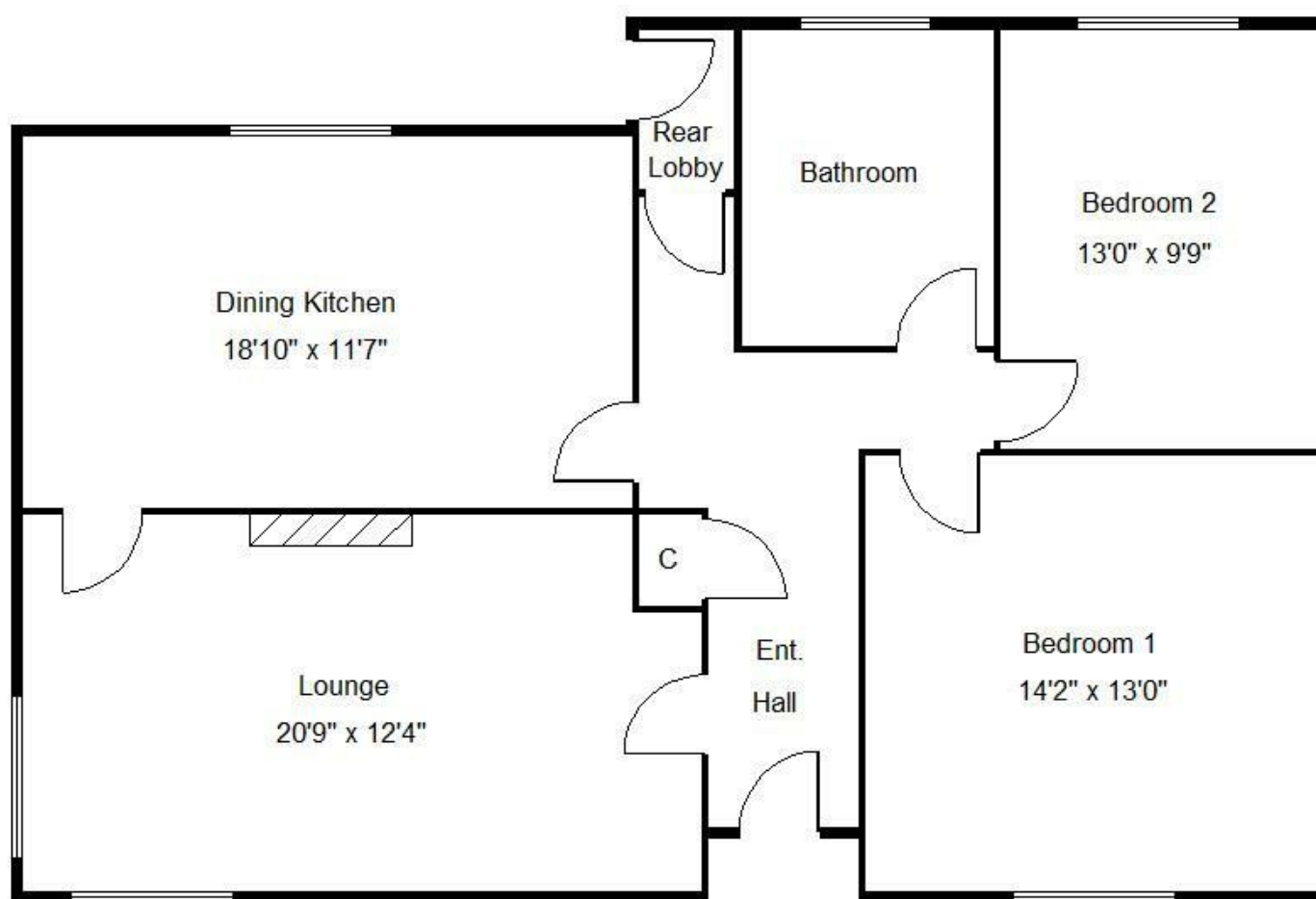
9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	