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horton knights of doncaster



Broomhouse Lane, Edlington, Doncaster, DN12 1EJ
Offers Around £139,950

IMMACULATE REFURBISHED 3 BEDROOM SEMI / FULL EXTERNAL INSULATION / MODERN OPEN PLAN LIVING / ATTRACTIVE WHITE KITCHEN / GATED OFF-ROAD PARKING TO THE REAR / LOVELY SOUTHELY FACING REAR GARDEN / NO CHAIN... EARLY VIEWING ESSENTIAL //

Located on this attractive elevated plot, an immaculate 3 bedroom semi detached house. Refurbished and redecorated it's 'ready to move into' and 'chain free'..... so early viewing is recommended. It has a gas central heating system via a modern combination boiler, PVC double glazing and comprises: Entrance hall, open plan lounge, dining area and kitchen with modern white cabinets and integrated cooking appliances. First floor landing, 3 good sized bedrooms and a modern shower room. Outside the property enjoys good sized gardens with the rear being southerly facing and having a gated off road parking space to the rear. External store. Popular roadway with access to Edlington centre including supermarkets, shops and schools.

ACCOMMODATION

A PVC double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a built in understairs storage cupboard, a tall cloaks cupboard, tiled flooring, a double panel central heating radiator and a part glazed door into the lounge.

LOUNGE

13'0" x 9'2" (3.96m x 2.79m)

This has all been opened up to create a much larger living space, there is a PVC double glazed window to the front, modern laminate flooring, a central heating radiator and a contemporary style electric fire. This opens into the dining area.

DINING ROOM

9'10" x 9'0" (3.00m x 2.74m)

Having a PVC double glazed window with an outlook over the property's rear garden, a double panel central heating radiator, laminate flooring and a broad opening into the kitchen.

FITTED KITCHEN

11'6" x 10'6" (3.51m x 3.20m)

This is fitted with a range of high and low level units finished with a work surface over and tiled splashbacks. There is a four ring ceramic hob, an extractor hood, an integrated oven, plumbing for an automatic washing machine and a single drainer stainless steel sink unit. There is also a PVC double glazed window, a PVC double glazed exterior door, a double panel central heating radiator, a tiled floor covering plus a deep storage cupboard.

FIRST FLOOR LANDING

With an access point into the loft space, a central ceiling light and doors to the bedrooms and shower room.

BEDROOM 1

12'0" x 10'0" (3.66m x 3.05m)

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

BEDROOM 2

11'6" x 8'8" (3.51m x 2.64m)

A good sized second double room, it has a PVC double glazed window to the rear, a double panel central heating radiator, a central ceiling pendant light and a built in cupboard which conceals a new gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 3

9'1" x 9'0" (2.77m x 2.74m)

With a PVC double glazed window to the front, a double panel central heating radiator, a central ceiling pendant light and a bed base built over the stair bulk head, which maximizes the usable space in the bedroom.

SHOWER ROOM

All beautifully finished with a modern contemporary white suite comprising of a shower enclosure with an independent electric shower, a wash hand basin and a low flush W/C inset to bathroom furniture. There is a PVC double glazed window, a contemporary style towel rail/radiator, an extractor fan, a ceiling light and vinyl flooring.

OUTSIDE

To the front of the property, there is an enclosed garden area with concrete posts and timber fencing to the perimeters and a pedestrian gate. This extends to the side with access into the rear garden.

REAR GARDEN

To the rear, there is a good sized south facing garden with a brick paved patio and sitting area with steps up to a further lawn where there is a large pebbled parking area with double gates. There is also a useful attached brick and timber store with power laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

CONSTRUCTION - The property is non standard construction. Please discuss with the agent for more detailed information. The cladding has a 20 year guarantee.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating. Age of boiler approx 1 month (2024) with a 10 year warranty.

COUNCIL TAX - Band A.

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, 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

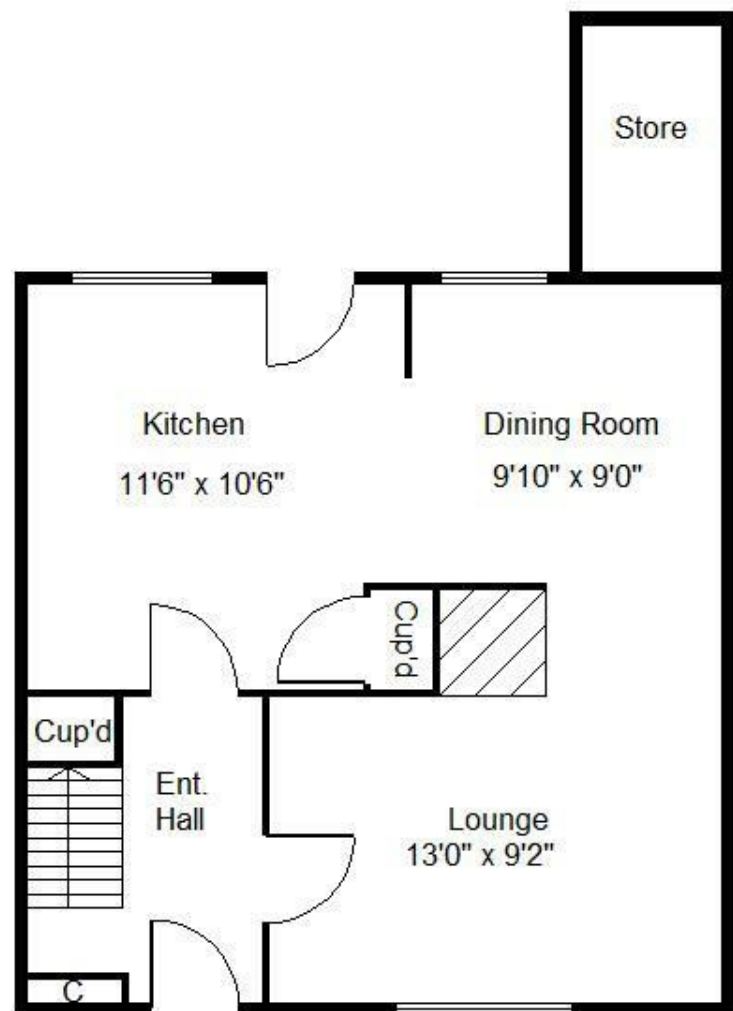
warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

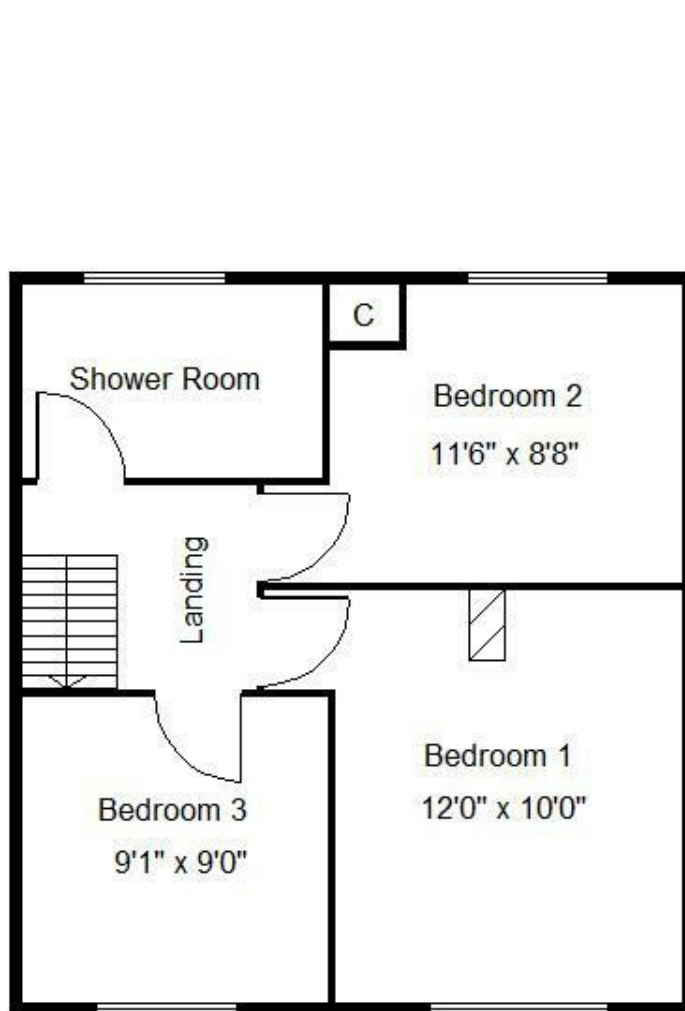
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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	