



horton knights of doncaster

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St. Peters Road, Balby, Doncaster, DN4 0SZ  
Asking Price £120,000

**A GOOD SIZED 3 BEDROOM HOUSE / LOVELY POSITION WITH A TREE LINED BACKDROP / 2 RECEPTION AREAS / GROUND FLOOR WC / GAS RADIATOR CENTRAL HEATING / PVC DOUBLE GLAZING / ON STREET PARKING //**

Located on this established and popular roadway, a good sized 3 bedroom house offering excellent family living. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall, open plan living area with a bay window to the front, a separate lounge, fitted kitchen with integrated appliances, side lobby, ground floor W/C and store. First floor landing, 3 good sized bedrooms and a modern white bathroom which includes a shower. Outside are enclosed gardens to the front and rear, the rear enjoys a nice position with a wooded backdrop. Well placed with access to local amenities within Balby and surrounding areas, as well as access to Doncaster City Centre and the A1 motorway network. Viewing is recommended.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, a built in understairs storage cupboard, a central ceiling light and opens directly into a dining area.

**DINING AREA**

**12'8" into bay x 10'0" (3.86m into bay x 3.05m)**  
This has a PVC double glazed bay window to the front, modern laminate flooring, a central ceiling light and a central heating radiator. A second door leads into the lounge.

**LOUNGE**

**12'8" x 12'2" (3.86m x 3.71m)**  
A good sized square shaped room, this has a central feature fireplace with an electric fire inset, PVC double glazed double opening doors which leads out onto the rear garden, laminate flooring, a central ceiling light and a contemporary style column radiator.

**KITCHEN**

**10'0" x 8'0" (3.05m x 2.44m)**  
Fitted with a range of high and low level units finished with a work surface over, there is a four ring gas hob including a wok burner, an integrated oven and a stainless steel sink unit with a mixer tap. There is also plumbing for an automatic washing machine, a vinyl floor covering, a PVC double glazed window, a PVC double glazed door, a central ceiling light, coving and room for a tall fridge freezer.

**FIRST FLOOR LANDING**

A good size, it has a PVC double glazed window to the

front, a deep built in cupboard with utility shelving, access into the loft space, a smoke alarm, laminate flooring and doors to the bedrooms and bathroom.

**BEDROOM 1**

**16'6" max x 13'0" (5.03m max x 3.96m)**  
A large double bedroom, it has a broad PVC double glazed window with outlook over the property's rear garden and woodland beyond, a central heating radiator, a central ceiling pendant light and laminate flooring.

**BEDROOM 2**

**12'2" x 9'0" (3.71m x 2.74m)**  
A good sized second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a laminate floor covering and a central ceiling light.

**BEDROOM 3**

**12'7" x 6'6" (3.84m x 1.98m)**  
With a PVC double glazed window to the rear, a central heating radiator, a laminate floor covering and a ceiling light.

**BATHROOM**

Fitted with a modern suite that comprises of a panelled bath with a shower over, a wash hand basin set into a vanity unit and a low flush W/C. There is ceramic tiling to the walls, an independent electric shower, a PVC double glazed window, a central ceiling light and tiled flooring.

**OUTSIDE**

To the front of the property, there is an attractive garden area, this has hedging to the perimeters and a pedestrian gate giving access to the front.

**REAR GARDEN**

The rear garden is all enclosed, it has timber fencing to the perimeters, it enjoys a nice aspect with a tree lined back drop and there is a covered patio and sitting area.

**AGENTS NOTES:**

- TENURE - FREEHOLD.
- SERVICES - All mains services are connected.
- DOUBLE GLAZING - PVC double glazing, age of units various.
- HEATING - Gas radiator central heating system, age of boiler YYYY.
- 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](http://www.hortonknights.co.uk)

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