



horton knights of doncaster

sales  
lettings  
and service



Stonehill Rise, Scawthorpe, Doncaster, DN5 9ES  
Offers Over £250,000 - £295,000

**A WELL PRESENTED 2/3 BEDROOM DETACHED BUNGALOW / LARGE GARDEN & DETACHED WORKSHOP GARAGE / WELL PRESENTED THROUGHOUT / SPACIOUS VERSATILE LIVING / GOOD ACCESS TO LOCAL SHOPS / VIEWING RECOMMENDED //**

There is more than meets the eye with this large 2/3 bedroom detached bungalow which offers versatile living, including a large first floor main bedroom and en-suite. It has a solid fuel fired central heating system, double glazing and briefly comprises: Entrance hall, spacious lounge, modern fitted breakfast kitchen, 2 double bedrooms, or use one as a dining room if you prefer. On the first floor there is a large main bedroom and a contemporary styled en suite shower room. Outside are attractive gardens, a large garage/workshop 26'0 x 17'0. Very close to local amenities, including local shops, health care and good access to the A1/ motorway network. Viewing is absolutely essential.

**ACCOMMODATION**

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

**ENTRANCE HALL**

A large entrance hall, it has a central heating radiator, a deep built in storage cupboard, coving to the ceiling and a feature spiral staircase giving access to the first floor.

**LOUNGE**

**18'0" x 10'10" (5.49m x 3.30m)**

A large front facing reception room, it has a deep double glazed window to the front elevation, coving to the ceiling, two central ceiling lights, two wall lights and a double panel central heating radiator.

**BREAKFAST KITCHEN**

**16'6" x 8'0" (5.03m x 2.44m)**

A good sized breakfast kitchen fitted with a range of high and low level units finished with a white cabinet door and a contrasting roll edge work surface, this extends to provide a breakfast bar. Within the kitchen there is a four ring ceramic hob with extractor hood above and an integrated oven beneath, a porcelain one and a half bowl sink with stainless steel mixer tap, a deep built in cupboard which has plumbing for an automatic washing machine and an integrated fridge and freezer. There is a tiled floor covering, a central heating radiator and a built in cupboard which houses a coal fired boiler which supplies the domestic hot water and central heating systems, plus an immersion heater as well. Double doors from here lead into the dining room, which could also be used as a bedroom if preferred.

**DINING ROOM / BEDROOM 3**

**11'0" x 11'0" (3.35m x 3.35m)**

Originally the third bedroom, now it is used as a dining room. It has bi-folding double glazed doors which lead out onto the property's rear garden, coving, a central heating radiator and a ceiling pendant light.

**SIDE LOBBY**

This has four double glazed windows to the front, side and rear elevation, a double glazed door which gives access into the rear garden, a continuation of the tiled flooring and a central ceiling light.

**BEDROOM 2**

**13'4" x 11'0" (4.06m x 3.35m)**

A large double bedroom, it has a broad pvc double glazed window to the front, a central heating radiator, fitted wardrobes, coving and a ceiling light.

**BATHROOM**

Fitted with a white suite comprising of a panelled bath with shower mixer over, wash hand basin inset to a vanity unit and a low flush w/c. There is tiling to the four walls, inset ceiling light, two pvc double glazed windows to the side and a central heating radiator.

**FIRST FLOOR**

**MAIN BEDROOM**

**20'3" x 12'4" (6.17m x 3.76m)**

This creates a beautiful studio room, it has a double glazed arch window to the side, two double glazed velux windows, built in eaves storage, a central heating radiator, feature spotlighting and a walk way through into a contemporary shower room.

**SHOWER ROOM**

All smartly finished with a modern suite that comprises of a walk in shower enclosure with frameless glass screen, thermostatic style shower, a wash basin set onto a vanity top and a low flush w/c. There is a central heating radiator, tiled flooring, a double glazed velux window and further eaves storage.

**OUTSIDE**

To the front of the property there is a good sized lawned

garden area, this has brick walling and iron fencing to the perimeters, shaped flower beds and borders stocked with a variety of maturing shrubs, plants and ornamental trees. A pedestrian pathway continues along the side of the property and leads to a gated access into the rear garden.

**REAR GARDEN**

The rear garden comes in 2 sections, the front section is mainly lawned with shaped flowerbeds and borders stocked with a good variety of maturing shrubs and plants. Within the garden there is a large detached garage/ studio with double gated access.

**DETACHED GARAGE/ STUDIO**

**24'6" x 17'1" (7.47m x 5.21m)**

With power and light laid on. To the side of the studio, there is a door into the shed with double doors to the far side which open up and lead into the rear half of the garden.

**HIDDEN GARDEN**

Mainly lawned with flower beds, alpine gardens, raised planters and is all nicely enclosed with concrete posts and timber fencing to the perimeters.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - Mains electricity, water and drainage are all connected to the property.

DOUBLE GLAZING - Timber casement double glazed windows and doors. Age of units -various.

HEATING - Solid fuel central heating system. Age of boiler - unknown.

COUNCIL TAX - Band C.

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.

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

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.

