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horton knights of doncaster



Cow House Lane, Armthorpe, Doncaster, DN3 3EE
Offers Around £300,000

LARGE 'L' SHAPED DETACHED BUNGALOW / 3 LARGE DOUBLE BEDROOMS / MAIN BEDROOM WITH EN-SUITE/ SPACIOUS LIVING ACCOMMODATION / LARGE BREAKFAST KITCHEN / DOUBLE GARAGE / EARLY VIEWING IS ESSENTIAL //

Deceptive from the front, this large 'L' shaped 3 double bedroom detached bungalow needs to be viewed. The spacious accommodation benefits from PVC double glazing, gas fired central heating system and briefly comprises; A nice wide long entrance hall, wonderful sized lounge with a dual aspect, large L shaped fitted breakfast kitchen with a separate dining area off, 3 large bedrooms, the main bedroom has an en suite shower room, two further good sized bedrooms and a large family bathroom fitted with a four piece suite. Outside are attractive hard landscaped gardens, gated off road parking and a double garage. Private enclosed rear garden. Well placed with access to Armthorpe's many and varied amenities including good access to the M18/M180 and motorways networks.

ENTRANCE HALL

With a central heating radiator, coving to the ceiling and doors leading off to the remaining accommodation.

ACCOMMODATION

A pvc double glazed entrance door with double glazed side screen gives access into the property's entrance hall.

LOUNGE

24'5" x 12'6" (7.44m x 3.81m)

Situated at the rear of the property, the lounge is a lovely size and has double glazed windows to the side elevation, double glazed patio doors to the other side, ornate coving to the ceiling, two central heating radiators and a feature decorative fire surround incorporating a marble inset and hearth with a living flame gas fire.

BREAKFAST KITCHEN

17'1" max x 16'0" max (5.21m max x 4.88m max)

This is a lovely sized L shaped breakfast kitchen with an extensive range of wall mounted cupboards and base units finished with a roll edge work surface incorporating a one and a half bowl sink with tiled splashbacks. There is a breakfast bar, electric hob and electric double oven, laminated flooring, pvc double glazed windows to the side and rear elevations and a personnel door giving access into the attached double garage. Finished with coving to the ceiling, halogen spotlights inset, extractor fan and a pvc door giving access into the rear garden. A square opening leads to the dining area.

DINING AREA

10'0" x 9'1" (3.05m x 2.77m)

With double glazed sliding patio doors leading onto the rear garden, a central heating radiator and coving to the ceiling.

MAIN BEDROOM

13'2" x 10'4" (4.01m x 3.15m)

A nice sized double bedroom with a pvc double glazed window to the side, a central heating radiator and coving to the ceiling.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of a low flush w/c, wash hand basin and vanity unit and a shower cubicle housing a wall mounted electric shower. There is full tiling to the walls and further ceramic tiling to the floor, coving to the ceiling and a wall mounted heated towel rail.

BEDROOM 2/ SECOND SITTING ROOM

12'9" x 8'5" (3.89m x 2.57m)

Having a pvc double glazed window to the front, a double panel radiator and coving to the ceiling.

BEDROOM 3

12'8" x 8'5" (3.86m x 2.57m)

There is a double glazed window to the front, a central heating radiator and coving to the ceiling.

BATHROOM

A wonderful size and fitted with a four piece suite comprising of a low flush w/c, bidet, pedestal wash hand basin and a corner set bath. There is full ceramic tiling to the walls and further ceramic tiling to the floor, shaving socket, a central heating radiator, coving to the ceiling, extractor fan and a double glazed window to the side elevation.

OUTSIDE

To the front of the property there is a walled garden, it has a large block paved driveway providing ample off street parking, plus a graveled area with decorative flower borders. Block paved pathways lead to both the left and right hand side of the property giving access on into the rear.

ATTACHED DOUBLE GARAGE

18'2" x 16'10" (5.54m x 5.13m)

This has been plastered out and floored, it has an electric metal up and over door, plus personnel doors giving access into the rear garden and integral door returning back into the kitchen.

REAR GARDEN

Once again, the rear garden is very low maintenance with block paved patio area leading to a shaped graveled bed with two circular patio areas, decorative flower borders with a variety of flowering plants, shrubs and small trees. To the rear there is a small courtyard area where there are two storage sheds and once again a brick built wall to the outer boundary.

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 unknown.

COUNCIL TAX - Band D.

SOLAR PANELS - The property is fitted with solar panels, installed by a shade greener.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 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.

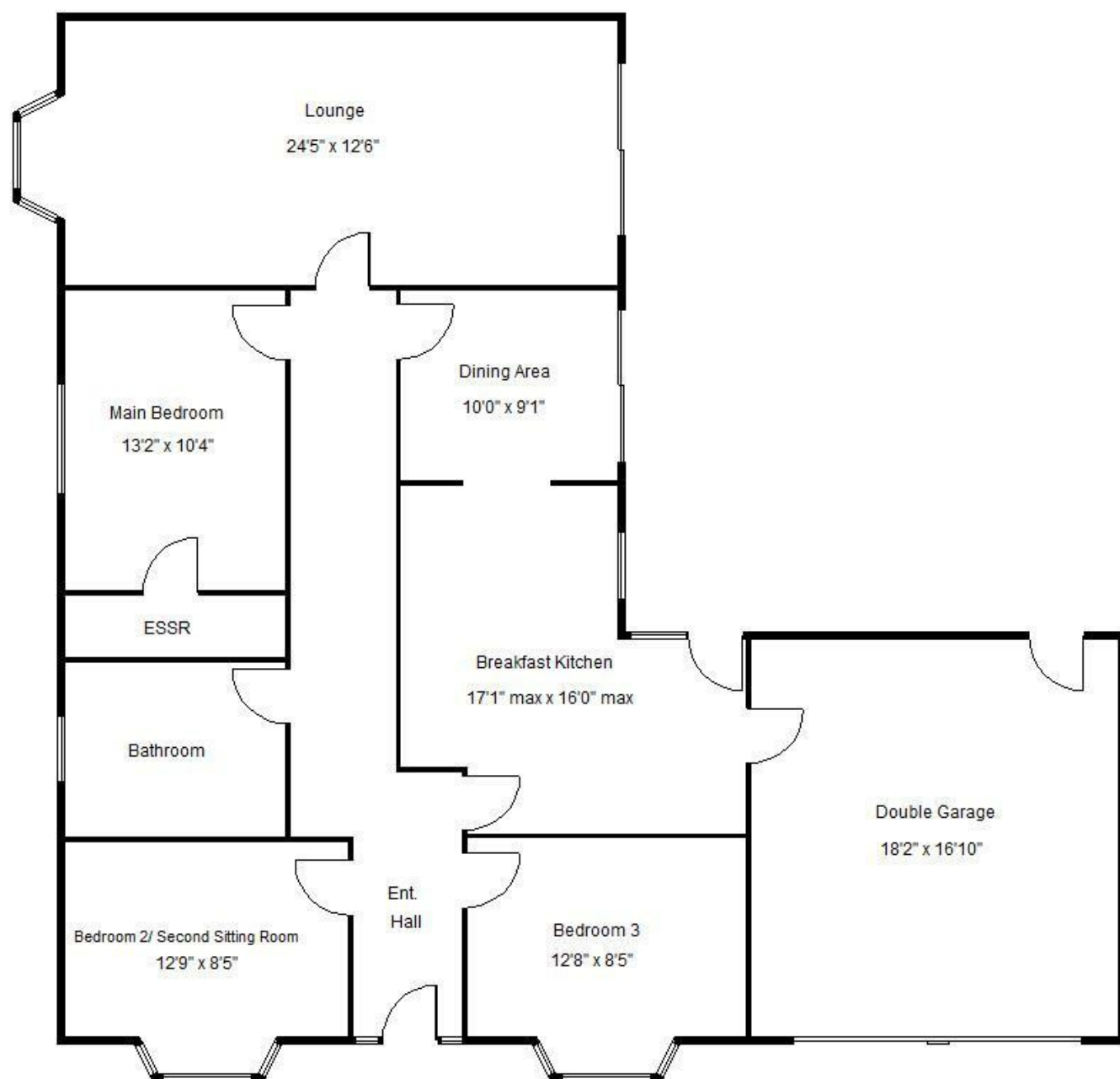
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Ground Floor

