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horton knights of doncaster



Thorne Road, Blaxton, Doncaster, DN9 3AX  
Offers In The Region

**IMMACULATE PERIOD STYLED 3 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL VILLAGE LOCATION / AMPLE PARKING, DETACHED GARAGE & BRICK OUTBUILDINGS / LONG REAR GARDEN / GORGEOUS INTERIOR / INTERNAL VIEWING ESSENTIAL / NO CHAIN //**

Located on the fringe of this beautiful village, a very stylish period style semi detached house. The property offers attractive living with ample outdoor space including large gardens, parking for several vehicles including space for motor home, caravan or similar, large garage and workshop and brick outbuildings. It has a gas radiator central heating system via a combination boiler, pvc double glazing and briefly comprises; Nice wide entrance hall with period staircase, ground floor w/c, spacious separate lounge with multi fuel burner, open plan living/ dining/ kitchen, first floor landing, 3 good sized bedrooms, large family bathroom which includes a separate shower enclosure. Outside are larger than average gardens, separate utility/ work shop, open brick store and large garage/ workshop measuring 19'6" x 13'8". Well placed with access to village amenities within Blaxton, Auckley & Finningley. **VIEWING RECOMMENDED!**

**ACCOMMODATION**

A substantial hardwood double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is all beautifully presented and sets the theme for the remainder of the property. There is original checkerboard tiling to the floor, a timber staircase giving access to the first floor accommodation with fitted carpet and stair rods, two pvc double glazed windows to the front and side elevations, a period style radiator, coving, two central ceiling lights, a picture rail and an original door which leads through into the lounge.

**GROUND FLOOR W/C**

Fitted with a modern two piece suite comprising of a low flush w/c, floating wash hand basin, built in understairs cupboard, tiling, a pvc double glazed window, tiled floor, coving and a central ceiling pendant light.

**LOUNGE**

**15'7" into bay x 11'0" (4.75m into bay x 3.35m)**

A beautiful front facing reception room which has a broad pvc double glazed bay window to the front, a feature brick fireplace with multi fuel burner inset to a tiled hearth, picture rail, column style radiator, coving, decorative skirting, ornate ceiling rose and pendant light.

**OPEN PLAN LIVING/ DINING/ KITCHEN**

**18'9" x 15'1" max (5.72m x 4.60m max )**

This is probably better demonstrated by the floorplan and photographs. It has a feature fireplace with quarry tiled floor and marble over mantle, built in cupboards to the chimney recess, one of which houses the gas fired combination type boiler, pvc double glazed window, timber flooring, a period style radiator, coving, a central ceiling light and Victorian drying rail. This opens directly into the kitchen which has a range of base and wall units with an oak work surface with under mounted sink with mixer tap and built in

cupboards. Alongside stands a free standing electric cooker with extractor hood above, further butchers block and side board, coving, a central ceiling light and a further pvc double glazed window.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side elevation, coving, a central ceiling light and original style doors to the bedrooms and bathroom.

**BEDROOM 1**

**15'0" x 10'9" (4.57m x 3.28m)**

This is a large rear facing double bedroom with a pvc double glazed window with an outlook to the rear, a central ceiling pendant light, picture rail, coving and a period style column radiator.

**BEDROOM 2**

**11'10" x 11'2" (3.61m x 3.40m)**

A large second double bedroom, it has a broad pvc double glazed window to the front, a double panel central heating radiator, tongue and grooved boarded floor, picture rail, coving and an ornate ceiling rose.

**BEDROOM 3**

**8'10" x 7'2" (2.69m x 2.18m)**

A comfortable sized third bedroom it has a pvc double glazed window to the front, a central heating radiator, boarded floor, a picture rail, coving and a central ceiling pendant light.

**HOUSE BATHROOM**

Fitted with a traditional themed but modern white suite that comprises of a cast iron panelled bath with bottle neck taps, a pedestal wash hand basin, low flush w/c and corner shower enclosure with mains plumbed thermostatic shower. There is a heated towel rail, boarded floor, coving, ceiling light, a pvc double glazed window, wall light, extractor fan and black and white tiled walls. From here there is an access point into the loft space.

**OUTSIDE**

To the front of the property there is an enclosed garden, this has hedging to the perimeters, landscaped with decorative stones, ornamental plants and shrubs inset. A pedestrian gate gives access to the front door. Access along Park Lane leads to a side gate, the garage and gated parking.

**REAR GARDEN**

The rear garden itself is all well laid out, there is a large stone paved patio and sitting area which extend across the rear elevation with an artificial lawn beyond, further raised decorative flower beds, all designed for easier and lower maintenance. There are several brick outbuildings and stores including a larger utility store which has power, light and water laid on and plumbing for an automatic washing machine, adjacent open brick store. To the far end there is a further five bar gate which gives access to off road parking and a detached garage which has up and over door, an inspection pit, power and light, a perfect space for a motor enthusiast.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold.

**SERVICES -** All mains services are connected to the property.

**DOUBLE GLAZING -** PVC double glazing. Age of units, various.

**HEATING -** Gas radiator central heating. Age of boiler ????

**COUNCIL TAX -** This property is Band A.

**BROADBAND -** Superfast broadband is available with download speeds of up to 76 mbps and upload speeds of

up to 19 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.

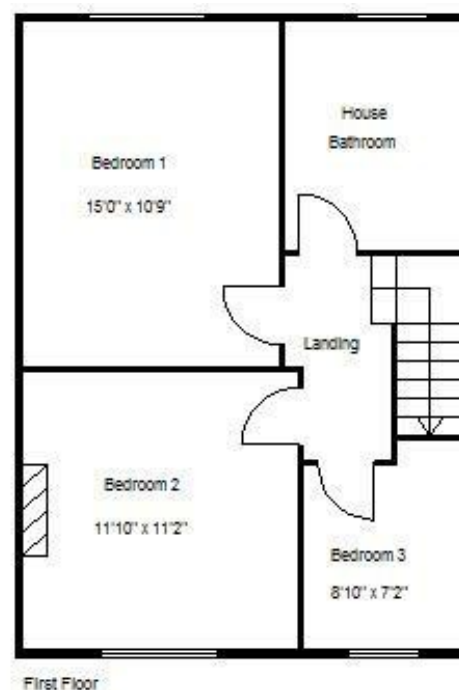
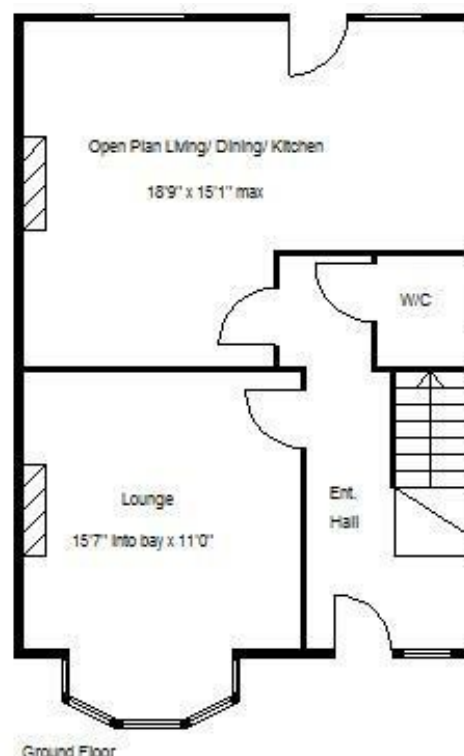
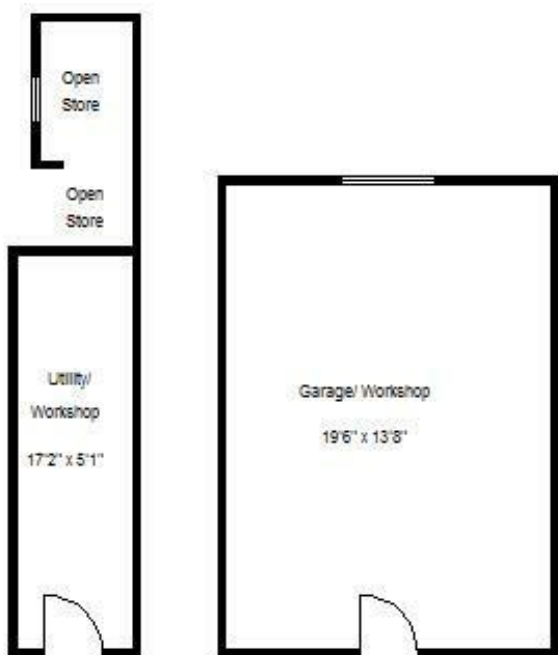
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**OPENING HOURS -** Monday - Friday 9:00 - 5:30 Saturday

9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://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.

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