

# horton knights of doncaster

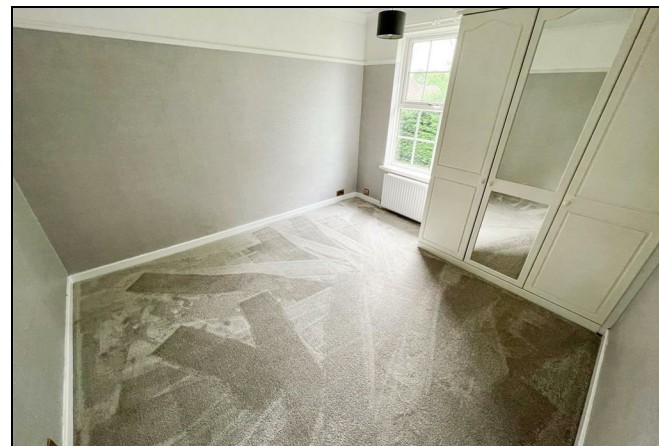
1 Varsity Close, Lindholme, Doncaster, DN7 6DW



**AVAILABLE FROM THE 1ST OF SEPTEMBER.... A large extended 4/5 bedroom detached, former officers house with excellent sized gardens and a double garage.**

The accommodation on offer creates spacious family living and benefits from gas fired central heating, pvc double glazing and briefly comprises: Entrance hall, cloaks wc, lounge, separate dining room, large open breakfast kitchen, laundry room, landing, four double bedrooms, the main bedroom having an en suite shower room off plus a separate family house bathroom. Attached double garage with bedroom 5/ studio room above. Fabulous sized front and rear gardens. Good access to Hatfield 1 mile and Bawtry 3 miles both with a good range of amenities, plus easy access to the M18/ M180 and motorway networks.

**£1,295 PCM**



## **ACCOMMODATION**

A substantial timber entrance door leads into the property's entrance hall.

## **ENTRANCE HALL**

There is coving to the ceiling, a central heating radiator, stairs rising to the first floor, laminate floor covering and an understairs storage cupboard.

## **CLOAKS W/C**

Fitted with a white suite comprising of a low flush wc and wash hand basin set onto vanity unit. There is a pvc double glazed window to the side elevation, a central heating radiator and laminate floor covering.

## **LOUNGE**

4.88m x 3.66m into bay (16'0" x 12'0" into bay)

An excellent sized reception room, having a double glazed window to the front, fireplace with coal effect gas fire, three central heating radiators, coving to the ceiling, pvc double glazed bay window to the rear and French doors leading out onto the rear garden.

## **DINING ROOM**

4.39m x 3.66m (14'5" x 12'0")

A lovely sized second reception room, with two pvc double glazed windows to the rear elevation, coving to the ceiling, picture rail and two central heating radiators.

## **LARGE BREAKFAST KITCHEN**

5.74m x 4.88m (18'10" x 16'0")

Fitted with a range of wall mounted cupboards and base units with a work surface over and porcelain sink inset. There is a range style cooker with chimney hood over, halogen down lights, double glazed windows to the front and rear elevations and coving to the ceiling. Concealed behind one of cupboard is a wall mounted combination type boiler which supplies the domestic hot water and central heating system.

## **FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

There is a double glazed window to the front, a central heating radiator, further stairs to the loft space and doors leading off to the bedrooms and bathroom.

## **LAUNDRY ROOM**

4.67m x 3.18m (15'4" x 10'5")

With a double glazed window to the front, porcelain sink inset to work surface, plumbing for an automatic washing machine, a central heating radiator and internal door leading to the garage.

## **BEDROOM 5/ STUDIO ROOM**

10.36m x 3.71m (34'0" x 12'2")

Situated over the garage, a large bright room with Velux windows, sloping ceilings and halogen down lighters.

## **BEDROOM 1**

4.90m x 3.35m (16'1" x 11'0")

With a double glazed window to the front elevation, a double glazed bay window to the rear, coving to the ceiling, two central heating radiators and built in wardrobes. A door from here leads to the en-suite shower room.

## **EN SUITE SHOWER ROOM**

Fitted with a suite comprising of a low flush wc, wash hand basin and shower cubicle. There is an extractor fan, coving to the ceiling and chrome towel rail/ radiator.

## **BEDROOM 2**

3.63m x 3.51m (11'11" x 11'6")

Having two pvc double glazed windows, two central heating radiators and coving to the ceiling.

## **BEDROOM 3**

3.63m x 3.35m (11'11" x 11'0")

There is a pvc double glazed window to the rear elevation, coving to the ceiling, picture rail, fitted wardrobes and a central heating radiator.

## **BEDROOM 4**

4.90m x 2.41m (16'1" x 7'11")

Having two pvc double glazed windows to the side and rear elevations, coving to the ceiling and a central heating radiator.

## **HOUSE BATHROOM**

A contemporary style four piece suite comprising of a free standing bath with mixer taps, wash hand basin, low flush wc and shower cubicle.

## **OUTSIDE**

Outside the property stands on a large plot, to the front of the property is an open plan lawned garden with double width driveway leading to an attached double garage.

## **REAR GARDEN**

Whilst the rear is all nicely enclosed with maturing trees inset, again mainly lawned with paved patio areas perfect for a table and chairs during the summer months.

## **LETTINGS AGENTS NOTES**

AGENTS NOTES - AVAILABLE FROM THE 23RD OF OCTOBER subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band D.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday www.hortonknights.co.uk.

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.

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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.

