

horton knights of doncaster

22 Grace Road, Edlington, Doncaster, Yorkshire, DN12 1SD

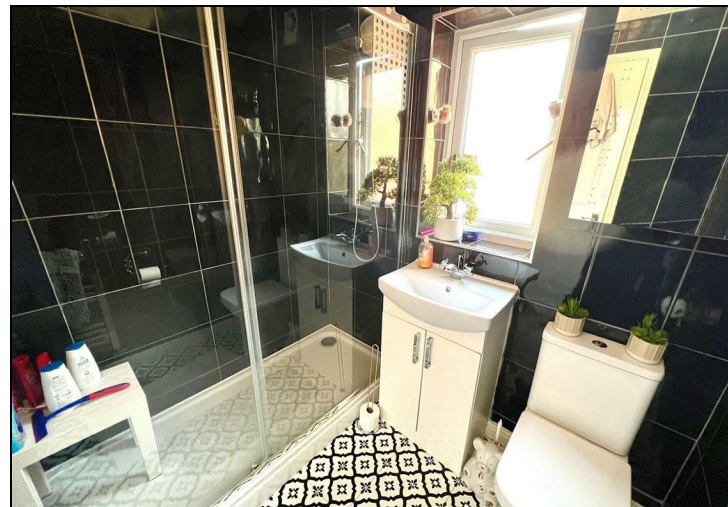


*** GUIDE PRICE £150,000 - £160,000 ***

MUST BE VIEWED.... this extended 2 bedroom semi-detached property with the addition of a sun room to the rear overlooking the beautiful enclosed rear garden.

The accommodation on offer benefits from a gas radiator central heating system, PVC double glazing with dark oak exterior and white interior and briefly comprises; Entrance hall, spacious lounge, fitted kitchen which opens directly into a beautiful sun room overlooking the beautiful rear garden, first floor landing, two double bedrooms, the main bedroom has fitted wardrobes and a modern shower room. Outside there are lovely gardens designed for easier maintenance and providing a variety of colour, long side driveway, car port and timber shed. Popular development on the fringe of Edlington with easy access to Warmsworth, Doncaster city centre and the A1 motorway network. Viewers will not be disappointed.

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ACCOMMODATION

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

ENTRANCE HALL

This has a central heating radiator, a central ceiling light and a white panelled door which leads through into the lounge.

LOUNGE

5.33m x 3.68m (17'6" x 12'1")

This is an attractive and good sized reception room, there is a feature fireplace with contemporary style electric fire, a PVC double glazed window, a double panel central heating radiator, coving to the ceiling, twin central ceiling lights and a staircase leading to the first floor accommodation with a built under stairs storage cupboard. A part glazed door leads into the kitchen.

FITTED KITCHEN

3.68m x 2.06m (12'1" x 6'9")

The kitchen is fitted with a range of modern high and low level units finished with white high gloss cabinet doors and a contrasting roll edge work surface over. There is a four ring gas hob including wok burner with a chimney style extractor hood above, integrated oven beneath, there is a recess suitable for a tall fridge freezer and plumbing for an automatic washing machine. There is a central ceiling light, a central heating radiator and concealed behind a corner cabinet is the gas fired combination type boiler which supplies the domestic hot water and central heating systems. The kitchen opens directly into the sun room.

SUN ROOM

3.18m x 2.90m (10'5" x 9'6")

This a more recent addition, it has PVC double glazing with an outlook over the property's rear garden, PVC double glazed double opening french doors which gives access into the rear garden, there is modern laminate floor covering, vaulted style ceiling with inset spotlighting and a central heating radiator.

FIRST FLOOR LANDING

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

There is an access point into the loft space and doors to the bedrooms and shower room.

BEDROOM 1

3.68m x 2.97m (12'1" x 9'9")

A double bedroom, having a range of fitted wardrobes spanning the length of one wall, a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

3.68m x 2.67m (12'1" x 8'9")

Again, a good sized double room, it has a PVC double glazed window to the front, a central heating radiator, a ceiling light and a built in storage cupboard.

SHOWER ROOM

This is fitted with a modern white suite that comprises of a shower enclosure, a wash hand basin inset to a vanity unit and a low flush w/c. There is modern tiling to the walls, inset spotlighting to the ceiling, a PVC double glazed window, vinyl floor covering and a chrome style towel rail/ radiator.

OUTSIDE

To the front of the property there is an enclosed low maintenance garden with wrought iron fence work to the perimeter, central feature rockery bed with ornamental tree, a long side drive provides car standing and leads to a car port where there is further gate giving access into the rear garden. The rear garden can also be accessed from the sun room.

REAR GARDEN

The garden itself is all laid out designed for easier and lower maintenance, there is concrete post and timber fencing to the perimeters, flower beds and borders stocked with a variety of shrubs and plants and a timber shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, Dark Oak coloured exterior and white interior. Age Unknown.

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler. Age Unknown.

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, O2 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.

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