

horton knights of doncaster

sales
lettings
and service



Sandringham Road, Intake, Doncaster, DN2 5JD
Guide Price £215,000 - £220,000

*** GUIDE PRICE £215,000 - £220,000 ***

LARGE 3 BEDROOM DETACHED BUNGALOW / LOVELY CORNER POSITION / TANDEM GARAGE & AMPLE PARKING / NO UPWARD CHAIN / VIEWING ESSENTIAL //

Located on this lovely corner plot, on the corner of Ennis Crescent and Sandringham Road, a large 3 bedroom detached bungalow offered with no upward chain.

The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Long entrance hall, lounge, separate dining room, kitchen, inner lobby, 3 good sized bedrooms and a wet room. Outside are gardens to the front, side and rear, ample off road parking and space for a caravan/ motorhome plus a double tandem garage. Situated in this popular location with great access to local amenities including shops, schools, bus routes etc, viewing is recommended.

ACCOMMODATION

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

ENTRANCE HALL

This has a PVC double glazed window to the side, 2 pendant ceiling lights, a modern laminate floor covering, a central heating radiator and a door into the lounge.

LOUNGE

17'2" x 11'6" (5.23m x 3.51m)

This is an attractive front facing reception room, it has a broad PVC double glazed window to the front allowing the room a good amount of natural light plus a view towards the roadway. There is a feature fireplace with an electric fire inset, 2 pendant ceiling lights and high level power point and TV aerial point for a wall mounted TV.

KITCHEN

12'3" x 8'9" (3.73m x 2.67m)

This is fitted with a range of high and low level units finished with a work surface over, including a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap. Integrated appliances include a four ring gas hob, an integrated oven and an extractor hood. There is also plumbing for an automatic washing machine. There are tiled splashbacks, coordinating floor tiles, a central ceiling light, a double panel central heating radiator and a built in cupboard which houses the gas fired combination type boiler supplying domestic hot water and central heating systems. With a further deep pantry style cupboard including shelving etc. An external door from here leads into a little rear porch. This has a further PVC double glazed door, PVC double glazed windows and gives access into the property's garden. An inter connecting door from the kitchen leads directly into the dining room.

DINING ROOM

13'0" x 8'2" (3.96m x 2.49m)

The dining room can also be accessed via the lounge, it is a good size and has PVC double glazed sliding patio doors which give access into the garden, a central heating radiator and a central ceiling light.

INNER HALL

This has doors into the bedrooms and bathroom.

BEDROOM 1

12'1" x 11'0" (3.68m x 3.35m)

A lovely double room, it has a PVC double glazed window to the side, a central heating radiator and a central ceiling pendant light.

BEDROOM 2

12'0" x 10'3" (3.66m x 3.12m)

A large second double bedroom with a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage, there is a PVC double glazed window to the front, a central ceiling light plus high level power point and TV aerial point for a television.

BEDROOM 3

10'0" x 8'10" (3.05m x 2.69m)

A slightly smaller double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

WET ROOM

All beautifully finished with a contemporary theme which includes a modern tiled floor, there is a wall mounted mains plumbed shower including a rainfall style shower head, wet walling, a contemporary style towel rail/ radiator, a low flush wc and a wash hand basin, PVC double glazed window and waterproof ceiling with inset spot lighting.

OUTSIDE

The property stands on an attractive corner plot which fronts onto Sandringham Road and sides onto Ennis Crescent, the front has been designed for easier and lower maintenance with modern decorative concrete, shaped flower beds and borders including a laurel hedge. From Ennis Crescent, there is a driveway which leads to a detached sectional tandem length garage and the remainder of the drive provides additional off road parking for 2-3 cars or even a motor home if required.

GARAGE

35'0" x 9'6" external (10.67m x 2.90m external)

This has an up and over door, 2 personnel doors to the side elevations plus 2 double glazed windows.

REAR GARDEN

This has an ornamental lawn, several outbuildings and stores and external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units ????.

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

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.

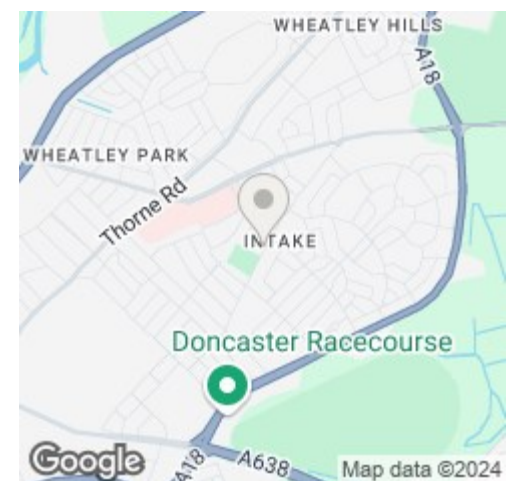
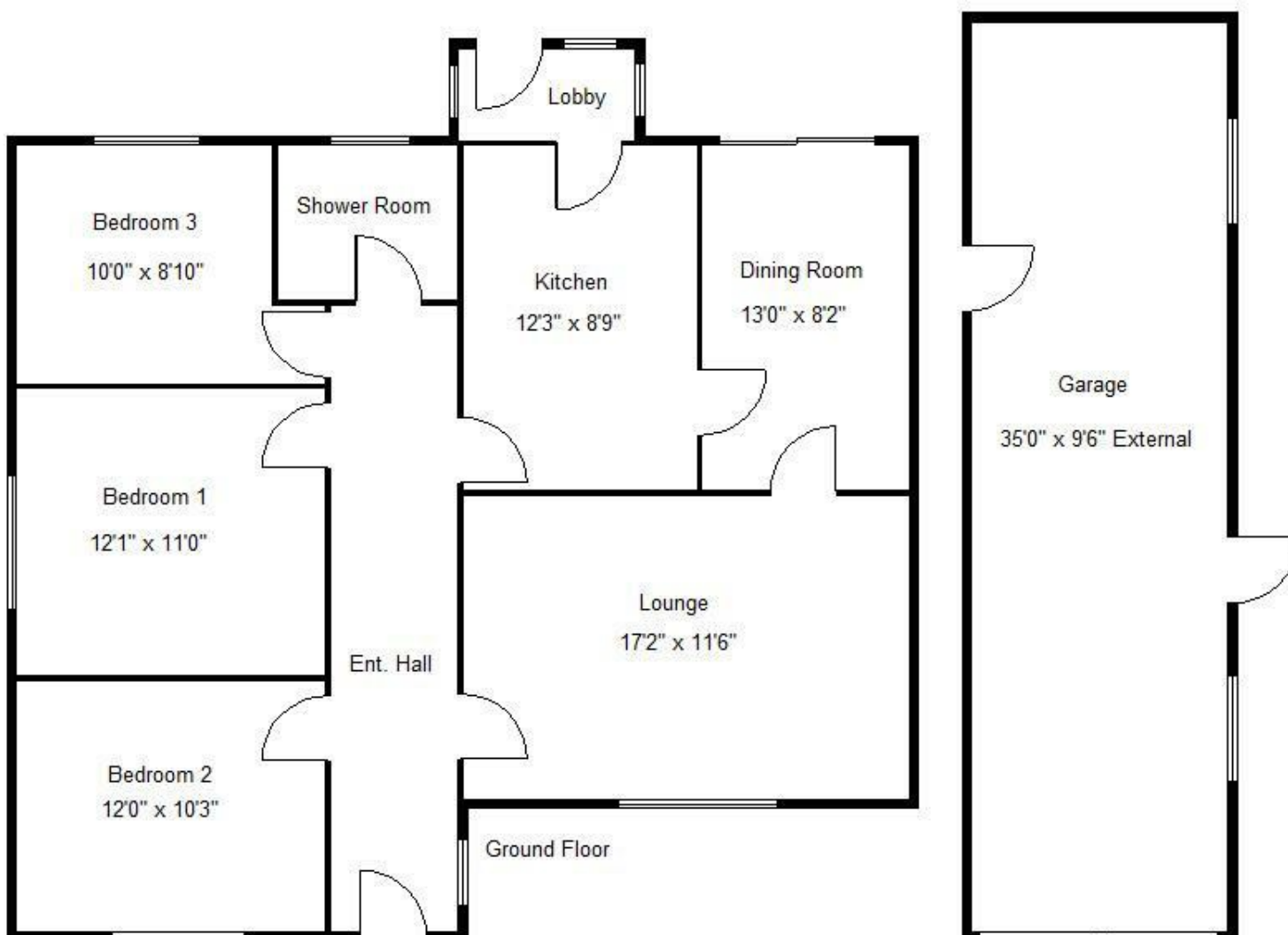
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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	