

horton knights of doncaster

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Lanark Gardens, Intake, Doncaster, DN2 6PU  
Guide Price £160,000 - £170,000



**AN ATTRACTIVE 3 BEDROOM HOUSE ON A LARGE CORNER PLOT / LARGE PVC CONSERVATORY / AMPLE SECURE GATED OFF ROAD PARKING / POPULAR LOCATION CLOSE TO CENTRE / EARLY VIEWING RECOMMENDED //**

Located in this popular cul-de-sac, a good sized and well presented three bedroom house enjoying a larger corner plot with gated secure parking for several vehicles. It has a gas central heating system via a combi type boiler, PVC double glazing and briefly comprises: Entrance hall, attractive lounge with feature multi fuel burner, large PVC dining conservatory, fitted kitchen with range style cooker, utility/ home office, first floor landing, three good sized bedrooms and a modern bathroom. Outside front, side and rear gardens. Close to amenities including a good variety of local shops, schools take-aways etc. and easy access to the city centre and the hospital.

**ACCOMMODATION**

There is a canopy that gives shelter to a PVC double glazed entrance door with matching side screen and leads to the entrance hall.

**ENTRANCE HALL**

**10' x 6'2" (3.05m x 1.88m)**

This has a staircase that leads to the first floor accommodation, a central ceiling light, central heating radiator concealed behind a radiator grille.

**LOUNGE**

**16'8" x 12' (5.08m x 3.66m)**

A good sized reception room. It has a broad PVC double glazed window with an outlook over the properties rear garden, there is a feature multi fuel burner set into a brick fireplace with stone hearth, coving to the ceiling, central ceiling light, double panel central heating radiator and double doors that lead into the conservatory.

**PVC CONSERVATORY**

**19' x 9'6" (5.79m x 2.90m )**

This is a good size as evidenced by the room measurements, it has PVC double glazing to the front side and rear and incorporates two PVC double glazed double opening doors which lead out onto the garden. There is a pitched polycarbonate style roof.

**FITTED KITCHEN**

**12' x 7'10" (3.66m x 2.39m)**

This is a good sized fitted with a real wood cabinet door with a contrasting roll edged work surface. There is a one and a half ball resin style sink unit with mixer tap. Deep recess, suitable for range style cooker (included) with extractor hood over, a PVC double glazed window to the front, inset spotlight into the ceiling, vinyl floor covering and a deep built in pantry

style cupboard which houses the gas house boiler, supplying the domestic hot water as well as the central heating systems.

**UTILITY ROOM**

This is a large space and could easily be used as a home office, there is a built in under stairs cupboard, central ceiling light and a doorway continues through where there is space for a washing machine tumble dryer etc. There is also a PVC glazed exterior door which leads out onto the rear garden.

**FIRST FLOOR ACCOMMODATION**

There is an access point into the loft space, doors to bedrooms and bathroom, central ceiling pendant light.

**BEDROOM 1**

**13' x 12' max (3.96m x 3.66m max )**

A large double bedroom, it has a PVC double glazed window to the front, central heating radiator, central ceiling pendant light, deep built in cupboard to one recess.

**BEDROOM 2**

**11' x 10' max (3.35m x 3.05m max )**

A good sized second double bedroom it has a PVC double glazed window with an outlook to the rear, central heating radiator, central ceiling pendant light and built in wardrobe style cupboard.

**BEDROOM 3**

**8'6" x 8'6" (2.59m x 2.59m )**

A comfortable sized third bedroom, it has a PVC double glazed window to the front, central heating radiator, central ceiling pendant light.

**BATHROOM**

**8'6" x 5'5" (2.59m x 1.65m )**

The house bathroom is fitted with a white suite that comprises of a panelled bath, a wash hand basin inset to vanity unit and a low flush WC. There is modern tiling to the walls and waterproof ceiling, contemporary style towel rail/ radiator, two PVC double glazed windows and a vinyl floor covering.

**FRONT GARDEN**

The property has a larger than average corner garden, this has two tall iron gates, a further pedestrian gate and hedging to the perimeters creating good screening and privacy. There is off road parking for several cars. A gate gives access to the side garden which in turn leads into the rear garden.

**REAR GARDEN**

The rear garden is all enclosed, there are several timber out buildings, fencing to the perimeters, paved with artificial lawn, creating a nice low maintenance seating area.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age ????.

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

COUNCIL TAX - Band A.

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

speeds of up to 1000 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.

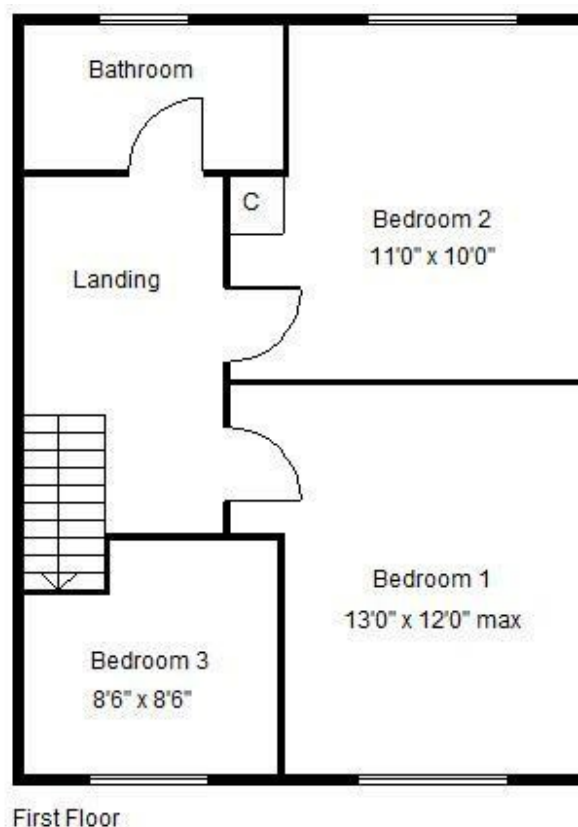
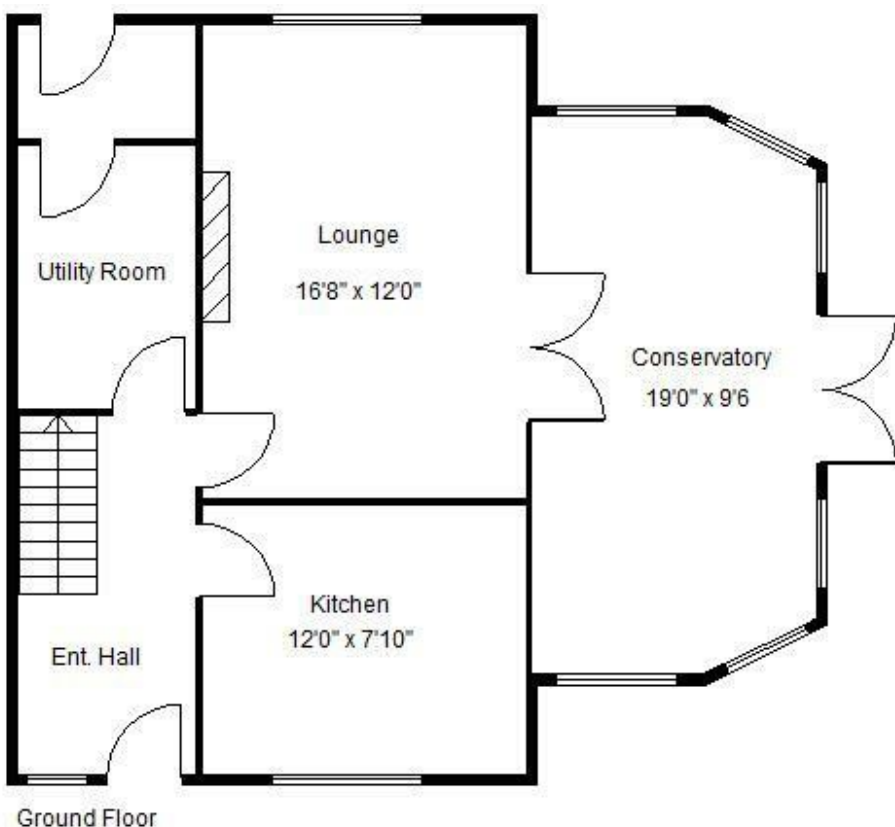
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC