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New Street, Blaxton, Doncaster, DN9 3AW
Guide Price of £200,000 - £210,000

Tucked away at the end of this attractive cul-de-sac in this highly sought after village South of Doncaster, an extended and well presented 3 bedroom semi-detached house which sits on a good plot with a detached garage and workshop to the rear.

The property has PVC double glazing and gas fired central heating. The accommodation on offer briefly comprises: Entrance hallway, lounge, full width living/ dining room, fitted kitchen, rear lobby, utility room and a ground floor W/C. First floor landing, three good sized bedrooms, the third is a really good size, and a modern bathroom with a white suite and shower. Outside the property has low maintenance garden to the front, there is a long wide driveway to the side and a generous rear garden with garage and workshop. It is an excellent property with access to all of the indemnities inducing schooling in Finningley and the A614 road to Bawtry and Thorne. Viewing is highly recommended to appreciate all this lovely property has to offer.

ENTRANCE HALL

11'8" x 6'0" max (3.56m x 1.83m max)
PVC double glazed entrance door and matching double glazed side screen gives access too..

Entrance Hallway which has ceramic tiled floor, central heating radiator, stairs rising to the first floor and doors leading off to first floor accommodation.

LOUNGE

12'9" x 12'6" max (3.89m x 3.81m max)
A nice cosy room with a PVC double glazed window to the front, delft rail, coving to the ceiling and a central heating radiator.

LIVING/ DINING ROOM

18'11" x 10'4" max (5.77m x 3.15m max)
Extending to the full width of the house, this is a lovely sized room and has a PVC double glazed window to the side, a central heating radiator, a decorative fire surround incorporating an electric fire, coving to the ceiling, wood style laminated flooring and a useful built in under stairs storage cupboard.

KITCHEN

17'10" x 7'5" max (5.44m x 2.26m max)
We are now into the extended section of the property, this room is nearly as wide as the dining room. It has an attractive range of wall mounted cupboards and base units with a granite effect roll edge work surface and a ceramic tiled splash back, incorporating a single bowl stainless steel sink unit, a four ring gas hob, separate double oven and grill, plumbing and recess for a dishwasher plus space for a tall fridge freezer. To the opposite side is a matching breakfast bar, glazed display cabinets, a central heating radiator all finished with a ceramic tiled floor. there is a PVC double glazed window to the side, coving to the ceiling and double glazed patio doors giving access to the rear lobby.

and light supplied to both, a roller shutter style door on the garage and two separate doors into the workshop (with one of the doors being wider than normal) and having anchor points for motorcycles etc.

REAR GARDEN

The rear garden is generous in proportion and has two areas of shaped lawn with decorative flower beds, there are two block paved patio and sitting areas, all enclosed with concrete posting and timber fencing, plus an external tap and external light attached to the rear elevations of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

REAR LOBBY

8'11" x 4'10" max (2.72m x 1.47m max)
In this instance the rear lobby is a useful space with double glazed windows to the side and rear elevations, including French style doors giving access into the rear garden and a door leading to the utility room.

UTILITY ROOM

The utility room is finished with a range of matching units, with a single bowl stainless steel sink unit and mixer tap, a tiled splash back and further ceramic tiling to the floor, plumbing and recess for a washing machine, coving to the ceiling and door leading to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a white low flush W/C and wall mounted wash hand basin with tile splash back, coving to the ceiling and PVC double glazed window to the side.

FIRST FLOOR LANDING

With a built in storage cupboard providing useful shelving, PVC double glazed window to the side, access to a boarded loft and doors leading off to the bedrooms and bathroom.

BEDROOM 1

12'5" x 9'11" max (3.78m x 3.02m max)
A good sized front facing double bedroom, it has an attractive range of fitted wardrobes, a pvc double glazed window, a central heating radiator and coving to the ceiling.

BEDROOM 2

11'4" x 9'8" max (3.45m x 2.95m max)
Another good sized double bedroom with a range of fitted wardrobes, a PVC double glazed window to the

rear, central heating radiator, finished with wood style laminated flooring.

BEDROOM 3

8'9" x 8'5" max (2.67m x 2.57m max)
This is a good sized third bedroom, as evidenced by the room measurements taken at its widest points, there is a folding ledge that could accommodate a single mattress if required, pvc double glazed window, central heating radiator and a wood style laminate floor.

BATHROOM

Fitted with a modern three piece white suite comprising of a 'P' shape style bath, with a mains plumbed shower above, a low flush W/C and a pedestal wash hand basin. There is modern tiling to the bathing and splash back areas and a co-ordinating ceramic tiled floor, central heating radiator, extractor fan, two PVC double glazed windows to the side and rear elevations, coving and inset spotlighting to the ceiling.

OUTSIDE FRONT

There is a low maintenance garden which has a brick built wall to the front, concrete driveway and block paved and gravelled area, which could be used for additional parking if required. There is a long wide driveway which continues along the side of the property offering ample parking, with space for a motorhome/ caravan and leads to a detached brick garage and workshop.

GARAGE & WORKSHOP

18'11" x 8'7" max & 14'7" x 8'5" (5.77m x 2.62m max & 4.45m x 2.57m)
The garage is a good size as is the workshop, perfect for anyone with hobbies or interests. There is power

HEATING - Gas radiator central heating via a combination boiler. Age of boiler 2021 - Ideal Vogue Max 32 Combi.

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



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