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horton knights of doncaster



Chantry Close, Cantley, Doncaster, DN4 6RX
Guide Price £225,000

3 BEDROOM DETACHED BUNGALOW / LOVELY CUL-DE-SAC POSITION OFF GOODISON BOULEVARD / SPACIOUS ACCOMMODATION / REQUIRES SOME UPGRADING / DETACHED BRICK GARAGE / NO ONWARD CHAIN //

Located on this popular cul-de-sac off Goodison Boulevard, a spacious 3 bedroom detached bungalow requiring some upgrading. The property has a gas radiator central heating system, 'Everest' double glazing and briefly comprises: Large 'L' shaped entrance hall, spacious open plan living and dining room, kitchen, 3 good sized bedrooms, bathroom and separate W/C. Outside are enclosed front and rear gardens, a long side driveway leading to a detached brick garage. Located with access to local amenities including a variety of local shops, bus routes etc and access to Lakeside retail and leisure. PRICED TO SELL WITH NO UPWARD CHAIN.....THEREFORE EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION

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

ENTRANCE HALL

A good sized hall, it has a central heating radiator, a tall built in cupboard which houses the hot water cylinder with linen storage over and an access point into the loft space.

OPEN PLAN LIVING & DINING ROOM

22'3" x 16'10" max (6.78m x 5.13m max)

This is a good sized living space, there is 2 double glazed windows to the front elevation, a skirting radiator, a fireplace, 3 ceiling light points and coving to the ceiling.

KITCHEN

9'10" x 9'10" (3.00m x 3.00m)

Fitted with a range of base and wall units finished with a white cabinet door and a contrasting work surface, there is a single drainer stainless steel sink unit, floor mounted gas fired boiler which supplies domestic hot water and central heating systems and a door into a pantry. This has composite double glazed exterior door and a double glazed window.

From the hall doors leads off to the bedrooms and bathroom.

BEDROOM 1

13'10" x 10'10" (4.22m x 3.30m)

A good sized double bedroom, there is a double glazed window to the rear, a central heating radiator and a ceiling light.

BEDROOM 2

11'0" x 10'2" (3.35m x 3.10m)

A second double bedroom, this has a double glazed window to the rear, a central heating radiator and a range of built in wardrobes.

BEDROOM 3

8'11" x 7'6" (2.72m x 2.29m)

A comfortable sized single bedroom with a PVC double glazed window to the side, a central heating radiator, coving and a ceiling light.

BATHROOM

Fitted with a 2 piece suite comprising of a panelled bath and a wash hand basin, there is a central heating radiator, a double glazed window, tiling to the bathing areas and a ceiling light.

SEPARATE W/C

Fitted with a low flush W/C, a double glazed window and a ceiling light.

OUTSIDE

The property stands on manageable gardens, a long side driveway provides car standing and in turn leads to a detached brick garage. The gardens are slightly overgrown as it stands but are laid to lawn, there is brick walling to the front perimeter, double opening gates and further pedestrian gates to the opposite side.

DETACHED GARAGE

With an up and over door, power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Everest double glazed front door and windows plus a more modern composite rear door. Age of units various.

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

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 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

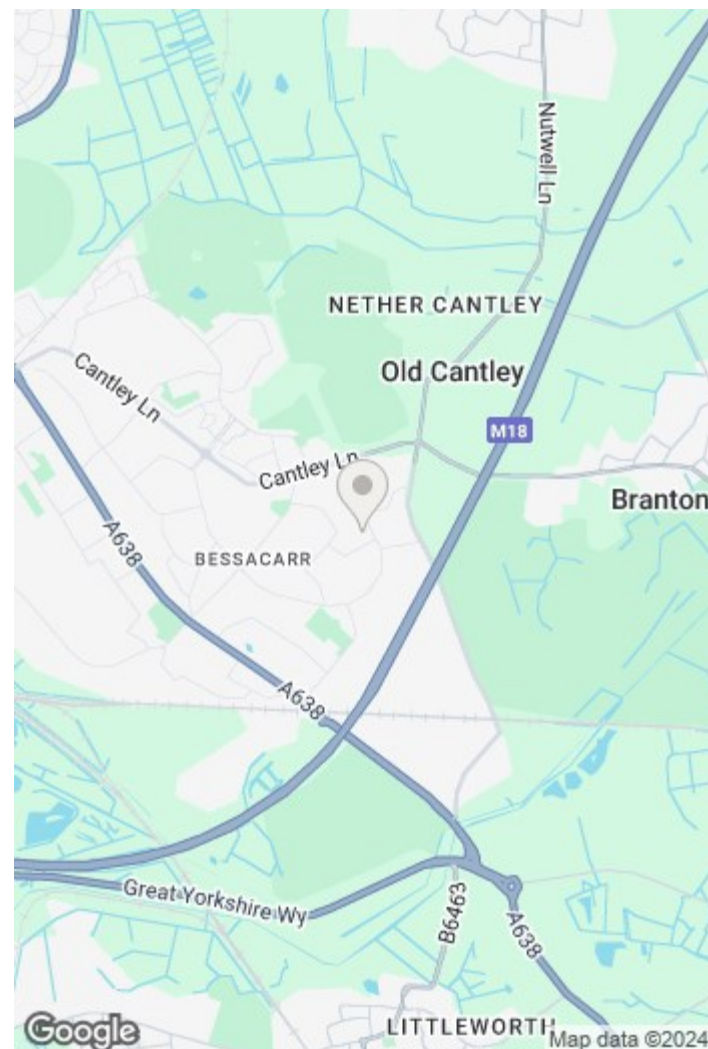
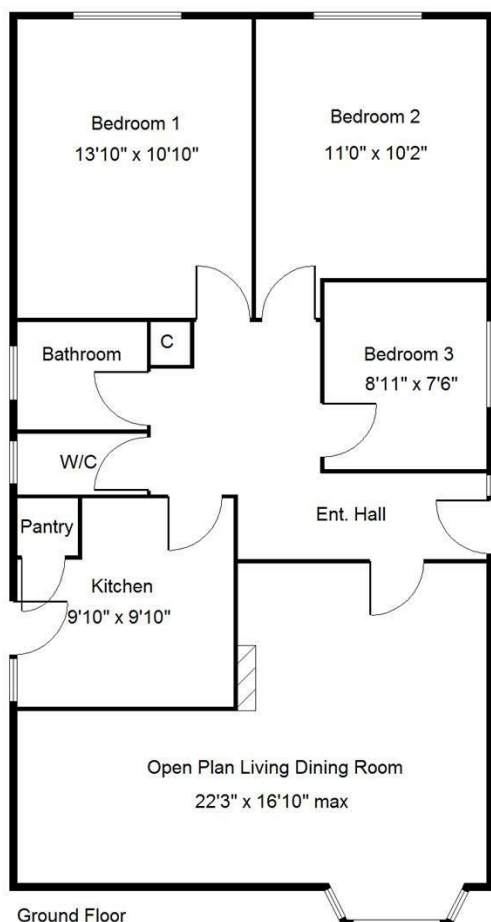
any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	61
England & Wales		England & Wales	