

horton knights of doncaster

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Tenter Lane, Warmsworth, Doncaster, DN4 9PD  
Offers Around £240,000

**EXTENDED SEMI DETACHED HOUSE / THREE- FOUR BEDROOMS / 2SHOWER ROOMS / LARGE FULLY FITTED ISLAND KITCHEN / WIDE FRONTAGE WITH AMPLE PARKING / GAS CENTRAL HEATING / MODERN PVC DOUBLE GLAZING INCLUDING BI-FOLDS / VIEWING RECOMMENDED //**

Located on this popular residential roadway, a large extended semi detached house with a beautiful island kitchen. The property stands on a nice wide plot with ample parking to the front. It has a gas radiator central heating via a modern combination boiler 2020, pvc double glazing and briefly comprises: Entrance porch into a larger entrance hall, lounge, separate dining room/ office or bedroom 4, large open plan living/ dining and 'island kitchen' with contemporary units an integrated appliances, first floor landing, 3 good sized bedrooms, and a separate shower room. Outside are attractive gardens, the front provides ample off road parking, and there is an enclosed rear garden. The property is well placed with access to amenities within Warmsworth, Doncaster City and access to the A1 and motorway networks. VIEWING RECOMMENDED.

**ACCOMMODATION**

Two pvc double glazed entrance doors give access into the entrance porch.

**FRONT PORCH**

This is finished with a tiled flooring, and a deep built in cupboard which houses a gas fired combination type boiler that supplies the domestic hot water and central heating systems. A further pvc double glazed door leads into the property's entrance hall.

**ENTRANCE HALL**

All smartly finished, including a herring bone laid Luxury Vinyl Tile (LVT) floor covering, central heating radiator, central ceiling light, and stairs to the first floor accommodation. An oak interior door, which can be found throughout the remainder of the property, leads into the front facing lounge.

**LOUNGE**

**13'8" max x 13'0" (4.17m max x 3.96m)**  
An attractive front facing reception room, it has a deep pvc double glazed bay window to the front, a feature fireplace, central heating radiator, and a central ceiling light.

**OPEN PLAN LIVING/ DINING**

**20'3" x 10'4" (6.17m x 3.15m)**  
This is better demonstrated by the floor plan and photographs. It creates one large open living space which continues into the kitchen. There is a contemporary style fireplace, a set of bi-folding doors which open onto the rear garden, and a further pvc double glazed window, central heating radiator, LVT flooring, a deep built in under stairs cupboard, and a broad opening which leads into the open plan kitchen.

**OPEN PLAN ISLAND KITCHEN**

**15'6" x 14'4" max (4.72m x 4.37m max)**  
This is beautifully fitted with a range of contemporary handleless cabinet and drawer fronts finished in a charcoal matte grey colour. There is a contrasting light coloured quartz work surface with under-mounted sink, a host of integrated appliances include, a five ring induction hob with a broad chimney style extractor hood above, integrated electric oven, dishwasher and a washing machine. There is tall larder style unit with space along side for a tall fridge freezer. , a tall radiator, inset spotlighting to the ceiling, pvc double glazed window, pvc double glazed stable type door, which gives access out onto the property's rear garden. A part glazed door leads into a separate dining room/ office, or occasional bedroom if required.

**SEPARATE DINING ROOM / OFFICE**

**14'0" max x 9'0" (4.27m max x 2.74m)**  
A useful room which offers flexibility, it has a broad pvc double glazed window to the front, a central heating radiator and a central ceiling light. A broad opening from here continues to a ground floor shower room.

**GROUND FLOOR SHOWER ROOM**

This is all smartly finished with a corner shower including wash hand basin, low flush w/c, tiling to the four walls, automatic inset spotlighting, extractor fan, and a contemporary style towel rail/ radiator.

**FIRST FLOOR LANDING**

There is an arched pvc double glazed window to the side, an access point into the loft space and doors into the bedrooms and bathroom.

**BEDROOM 1**

**13'8" max x 11'6" (4.17m max x 3.51m)**  
A large double bedroom, this has a broad pvc double

glazed bay window to the front, central heating radiator, and a central ceiling light.

**BEDROOM 2**

**11'6" x 10'4" max (3.51m x 3.15m max)**  
Again a lovely double bedroom, this has a range of fitted wardrobes concealing hanging rail and storage, a pvc double glazed window with an outlook into the rear garden, central heating radiator, and a ceiling light.

**BEDROOM 3**

**7'9" x 7'4" (2.36m x 2.24m)**  
A comfortable third bedroom as evidenced by the room measurements, it has a pvc double glazed window to the front, central heating radiator, and a central ceiling light.

**SHOWER ROOM**

The original bathroom has been remodeled to create a modern shower room which has a walk in shower, a wash basin inset to vanity unit, and a low flush w/c. There's tiling to the four walls, coordinating floor tiles, pvc double glazed window, inset spotlight into the ceiling, and a contemporary style towel rail/ radiator.

**OUTSIDE**

To the front of the property there is a nice wide garden with a central block paved driveway which provides ample car standing for several vehicles. The garden is mainly lawned with shaped flower beds and borders, stocked with a variety of maturing shrubs and plants, including several ornamental trees.

**REAR GARDEN**

To the rear of the property there is an enclosed garden with concrete post and timber fencing to the perimeters, a stone paved patio extends across the rear elevation, (which can also be accessed through the bifold doors). There is also an electric sun awning providing shade

during the summer months. To the very rear of the garden there is a rear decked patio and sitting area with a timber summer house, several additional tool sheds etc, external water, external power and exterior flood lighting.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing. Age of units various, 2017 or newer.

**HEATING** - Gas radiator central heating. Age of boiler 2020.

**COUNCIL TAX** - Band B

**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.

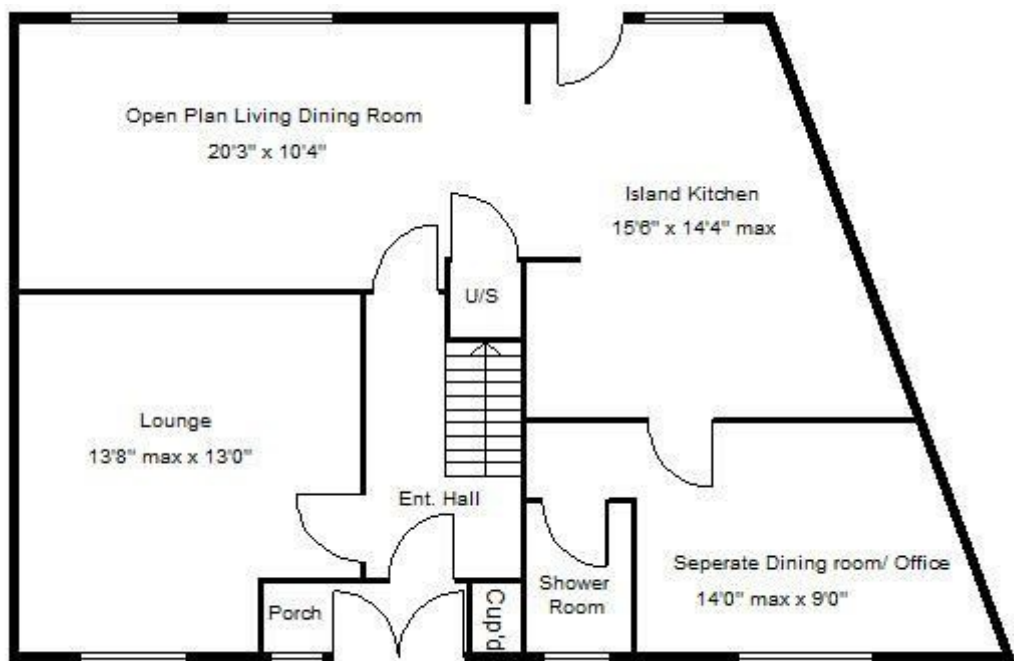
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fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

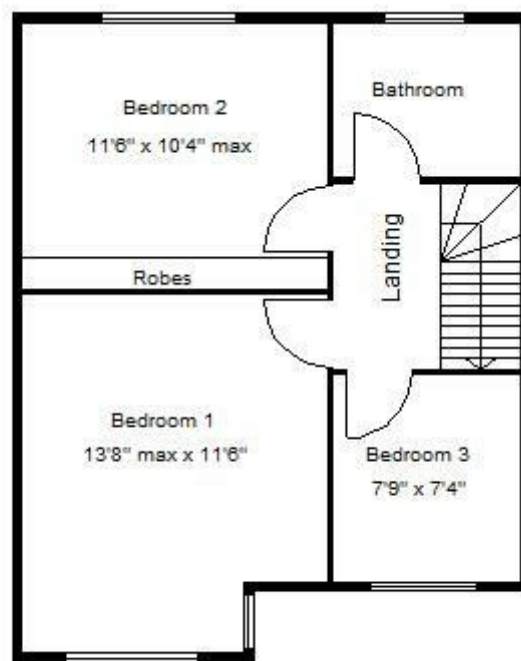
**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor



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	