

# horton knights of doncaster

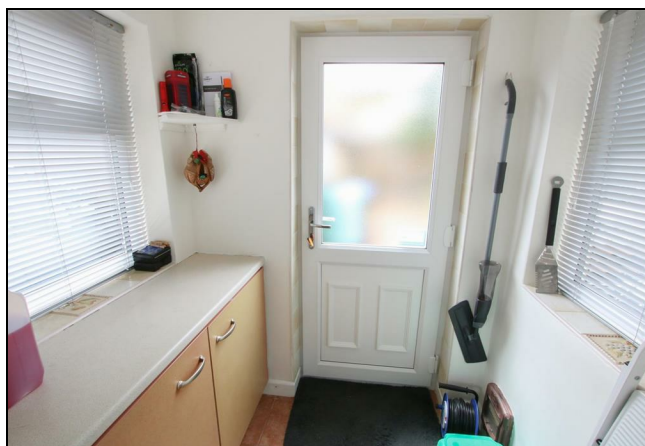
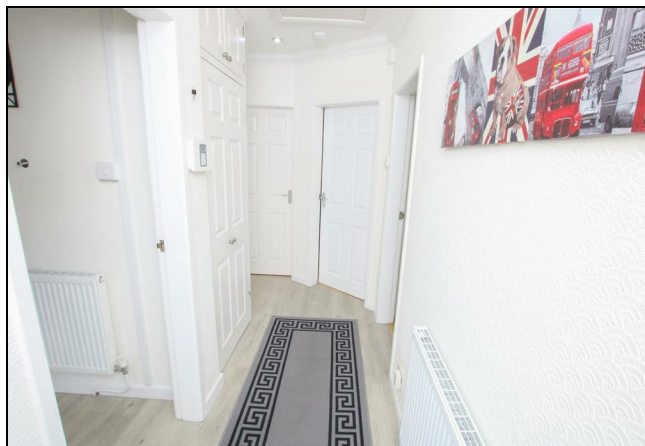
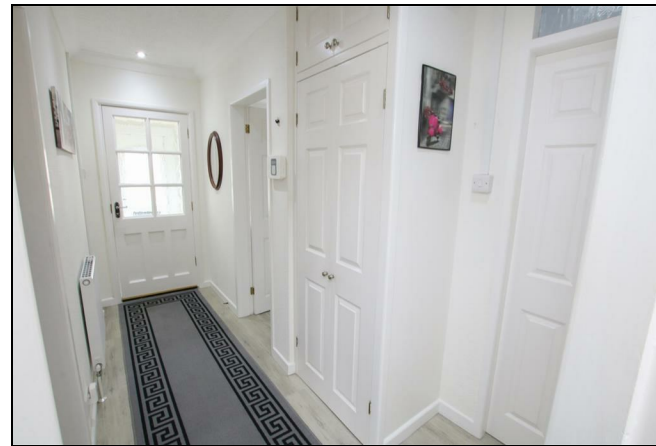
13 Kingsley Road, Adwick Le Street, Doncaster, DN6 7DL



**AVAILABLE FROM THE 20TH OF OCTOBER / BEAUTIFULLY APPOINTED 2 BEDROOM DETACHED BUNGALOW / NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / NEWLY FITTED CONTEMPORARY SHOWER ROOM / NEW PVC DOUBLE GLAZING / GAS RADIATOR CENTRAL HEATING //**

The accommodation benefits from gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance vestibule into a larger entrance hall, spacious lounge with bay window, newly fitted kitchen with integrated appliances, rear lobby/ utility, 2 good sized double bedrooms and a contemporary style shower room. Outside are the front and rear gardens, the front is lawned with shaped flower beds and borders, there is a side driveway and a detached garage. Enclosed easy to maintain rear garden. Well placed with access to local amenities and shops, the city centre and the A1 at Redhouse Interchange.

**£950 PCM**



## ACCOMMODATION

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

## ENTRANCE VESTIBULE

This has a tiled floor covering, a ceiling light and an inner into an 'L' shaped entrance hall.

## ENTRANCE HALL

This has a central heating radiator, modern laminate flooring, an access point into the loft space via a retractable loft ladder and a door into a storage cupboard.

## BOARDED LOFT

It creates a very useful storage space with a light laid on. It also houses the gas fired combination boiler which supplies the domestic hot water and central heating systems.

## LOUNGE

4.60m into bay x 3.81m (15'1" into bay x 12'6")

An attractive front facing reception room, it has a PVC double glazed bay window to the front and a further PVC double glazed window to the side. There is a feature fireplace with an electric fire inset, a central heating radiator, inset spotlighting to the ceiling and coving.

## MODERN FITTED KITCHEN

3.05m x 2.59m (10'0" x 8'6")

This is beautifully finished with a range of high and low level units with a light grey cabinet door and a contrasting work surface incorporating a single drainer composite sink unit with a mixer tap, a four ring ceramic hob, an extractor hood, an integrated double oven and an integrated fridge/freezer. There is a central heating radiator, a continuation of the laminate flooring, coving, inset spotlighting to the ceiling and a smoke alarm. With a PVC double glazed window to the side, plumbing for an automatic washing machine and room for a tumble dryer. An inner door leads into the rear lobby.

## REAR LOBBY/ UTILITY

This has a range of base units, a PVC double glazed window to both sides and a PVC double glazed exterior door. There is a tiled floor covering and a wall light.

## BEDROOM 1

3.71m x 3.45m (12'2" x 11'4")

A lovely double room, it has a PVC double glazed window to the front, a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage, a central heating radiator, inset spotlighting and coving to the ceiling.

## BEDROOM 2

3.25m x 2.74m (10'8" x 9'0")

A good sized second double room, it has a central heating radiator, coving, inset spotlighting to the ceiling and a PVC double glazed door which leads into the rear conservatory.

## PVC CONSERVATORY

3.40m x 3.12m (11'2" x 10'3")

This is all double glazed with a PVC dark oak style colour, there is a laminate floor covering and a ceiling light.

## CONTEMPORARY SHOWER ROOM

All smartly finished with a very contemporary theme, there is a large walk in shower enclosure including a rain fall style shower head, a wash hand basin and a low flush W/C. There is tiling to the four walls, coordinating floor tiling, a tall contemporary style towel rail/ radiator, a fused shaver point, an extractor fan and inset spotlighting to a waterproof style ceiling.

## OUTSIDE

To the front of the property there is a lawned garden, a side drive provides off road parking and leads to a detached garage.

## REAR GARDEN

The rear garden is enclosed, there is a central lawn, paved areas all nicely enclosed with fencing to the perimeters.

## LETTINGS AGENTS NOTES

AGENTS NOTES - AVAILABLE FROM THE 20TH OF OCTOBER subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band B.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday www.hortonknights.co.uk.

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.

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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.

