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Century Court, Edlington, Doncaster, DN12 1SH  
Offers Over £150,000



**EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / FANTASTIC OUTLOOK OVER BOWLING GREEN AND PLAYING FIELDS / OAK FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES / SECOND SITTING ROOM / FITTED WARDROBES TO BEDROOM 1 / MODERN WHITE BATHROOM / CAR PARKING / VIEWING ESSENTIAL //**

Located on this popular estate, a good sized extended 3 bedroom semi detached house. Fitted with a gas radiator central heating system via a combi boiler and modern PVC double glazing, it briefly comprises: Entrance hall, spacious lounge, fitted dining kitchen, second sitting/ garden room, first floor landing, three bedrooms and a bathroom with a modern white suite. Outside, there are front and rear gardens, the rear enjoys an elevated view over the village bowling green. Well placed with access to amenities within Edlington and surrounding villages, plus easy access to the A1 and motorway networks. **VIEWING RECOMMENDED.**

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a staircase to the first floor accommodation, a central heating radiator, a ceiling light and a white panelled door (which can be found throughout the remainder of the property) leads through to the lounge.

**LOUNGE**

**16'5" x 11'2" (5.00m x 3.40m)**

An attractive front facing room, there is a broad pvc double glazed window, a feature fire place with living flame style gas fire inset, modern real wood oak style flooring, a double panel central heating radiator, a deep built in under stairs storage cupboard and a central ceiling light. A door from here continues into the dining kitchen.

**DINING KITCHEN**

**14'6" x 8'9" (4.42m x 2.67m)**

Fitted with a range of high and low level units finished with an oak cabinet door and a contrasting work surface plus a tiled splashback. There is a four ring gas hob with an extractor hood above and an integrated oven beneath, plumbing and space for a washing machine, tiled flooring, two ceiling light points, a central heating radiator and a broad opening which leads to a rear facing garden room/ informal living room.

**GARDEN ROOM/ SECOND SITTING ROOM**

**11'6" x 8'9" (3.51m x 2.67m)**

Enjoying an outlook over the bowling green, there is laminate flooring, a central ceiling light, two double glazed windows and double opening doors which give access into the rear garden.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the size, an access point into the loft space and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**13'8" max x 8'0" (4.17m max x 2.44m)**

An attractive double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a range of modern inbuilt wardrobes concealing hanging rail and storage with ceiling to floor sliding doors, real oak flooring, a central ceiling light and a central heating radiator.

**BEDROOM 2**

**11'8" x 8'0" (3.56m x 2.44m)**

Again, a good sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

**BEDROOM 3**

**8'10" x 6'6" (2.69m x 1.98m)**

A comfortable third bedroom, this has a PVC double glazed window to the rear, a central heating radiator and a ceiling light.

**HOUSE BATHROOM**

Fitted with a modern white suite that comprises of a shower style bath with shower over including a glazed shower screen, a wash hand basin inset to a vanity unit and a low flush W/C. There is tiling to the walls, coordinating floor tiling, a contemporary style towel rail/ radiator, a PVC double glazed window, an inset ceiling light and an extractor fan.

**OUTSIDE**

To the front of the property, there is a lawned garden with maturing shrubs inset including a beautiful fir tree plus parking to the side of the property.

**REAR GARDEN**

An attractive rear garden. Set out on three different tiers with a decked patio, steps down to a lower patio and a further garden area beyond which some neighbours have developed into a lawned area. It all enjoys a beautiful outlook over bowling green and sports fields in the distance.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

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.

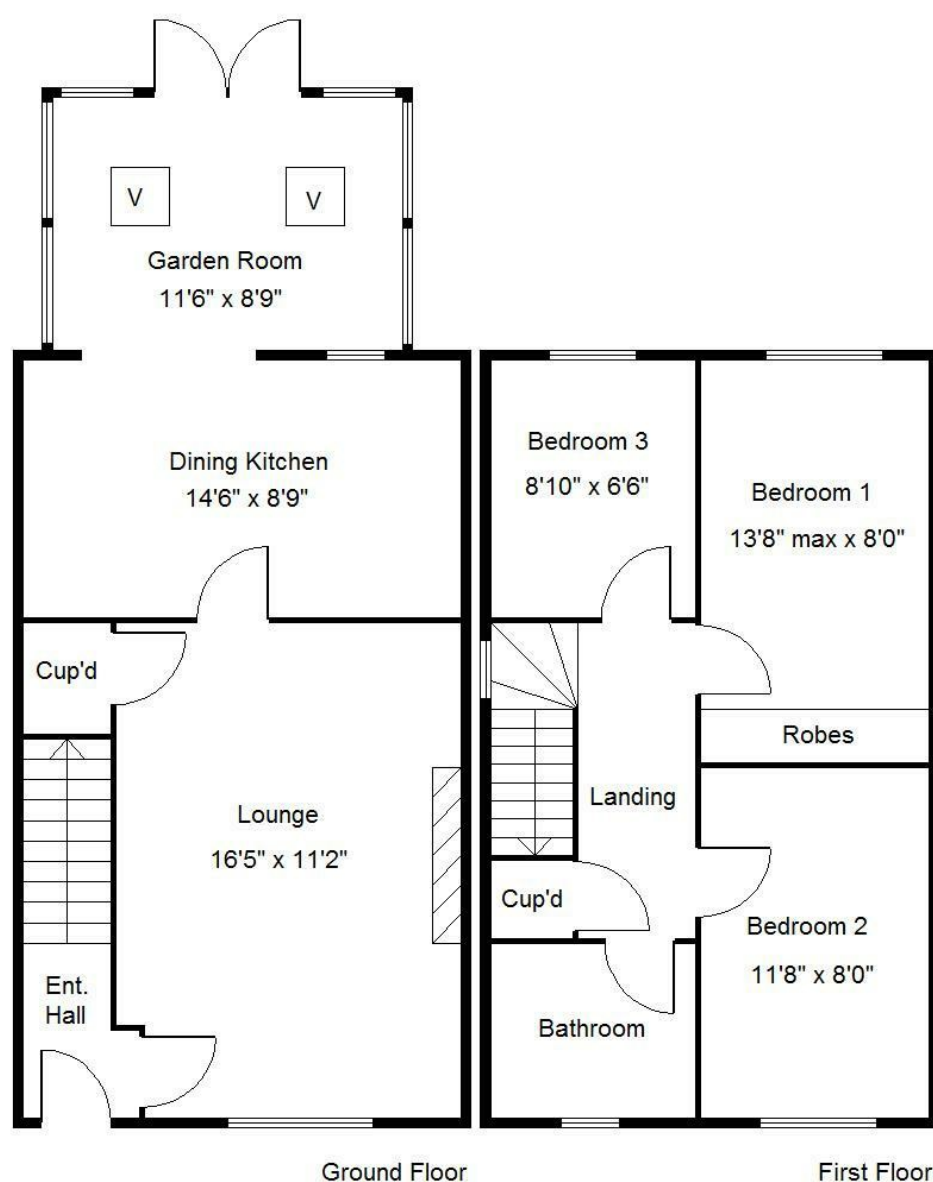
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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](http://www.hortonknights.co.uk)

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</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>England &amp; Wales</b>		EU Directive 2002/91/EC	