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Marlborough Avenue, Sprotbough, Doncaster, DN5 8HA
Offers Over £220,000

EXTENDED AND REFURBISHED 3 BEDROOM SEMI DETACHED HOUSE / STYLISH WHITE RENDERED EXTERIOR / NEW CONTEMPORARY GREY PVC WINDOWS / EN-SUITE TO MAIN BEDROOM / BEAUTIFUL MAIN BATHROOM / NEW FITTED DARK BLUE KITCHEN WITH INTEGRATED APPLIANCES / GOOD SIZED GARDENS / VACANT POSSESSION //

Located on this popular roadway, a beautifully refurbished 3 bedroom extended semi-detached house, it has a gas radiator central heating system, new boiler 2024, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, attractive lounge with a deep bay window, newly fitted kitchen, with navy blue units and a host of integrated appliances, first floor landing, 3 good sized bedrooms, the main bedroom has an en-suite shower room off, plus a beautiful house bathroom with freestanding bath. Front and rear gardens, ample parking (subject to dropped curb). Well placed with access to local amenities on Sprotbrough Road, including good schools. NO CHAIN. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

This has a vinyl floor covering, a staircase to the first floor accommodation, central heating radiator, ceiling light and smoke alarm. A new panelled door (which can be found throughout the remainder of the property) leads into the lounge.

LOUNGE

16'0" x 11'3" max (4.88m x 3.43m max)

This is an attractive room, it has a deep pvc double glazed bay window to the front, central heating radiator, ornate recess for fire, ceiling light and door to a newly fitted kitchen.

FITTED BREAKFAST KITCHEN

14'7" x 8'10" max (4.45m x 2.69m max)

This is finished with a range of newly fitted high and low level units, with a navy blue cabinet door and a contrasting marble effect work surface. Integrated appliances include a four ring ceramic hob, electric oven, an extractor hood plus integrated dishwasher, fridge and freezer side by side. There is a recess and plumbing for automatic washing machine, a composite white sink with stainless steel mixer tap. Two pvc double glazed windows, pvc double glazed exterior door, vinyl floor covering, inset spotlight into the ceiling, and a deep built in under stairs storage cupboard. This has a pvc double glazed window, shelving, and houses the fuse board.

FIRST FLOOR LANDING

There is an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

16'6" x 7'10" max (5.03m x 2.39m max)

Has a pvc double glazed window to the front, central heating radiator, ceiling light, and door to en-suite shower room.

NEWLY FITTED EN-SUITE

Newly fitted with a white suite that comprises of a corner shower enclosure with a thermostatic mains plumbed shower, including a rainfall shower head, wash basin inset to vanity unit, low flush w/c, modern geometric vinyl flooring, central heating radiator, and a pvc double glazed window.

BEDROOM 2

14'6" x 11'2" max (4.42m x 3.40m max)

This is a good sized room, it has a pvc double glazed window to the front, central heating radiator, coving to the ceiling and a central ceiling light.

BEDROOM 3

12'0" x 7'4" max (3.66m x 2.24m max)

A comfortable third bedroom, as evidenced by the room measurements, there is a pvc double glazed window, central heating radiator, ceiling light and coving.

HOUSE BATHROOM

Beautifully finished with a contemporary style free standing bath, with a floor standing bath tap and shower rinse, wash hand basin inset to vanity unit and a low flush w/c. there is a contemporary style towel rail/radiator, geometric vinyl flooring, pvc double glazed window, delft rail and a ceiling light.

FRONT GARDEN

To the front of the property there is a lawned garden,

with brick walling and fencing to the perimeters as well as access to a driveway (no dropped curb). A car port gives access to the rear garden, where there is a detached sectional garage with up an over door, personnel side door and window to the side.

REAR GARDEN

There a good sized lawned garden with concrete post and timber fencing to the perimeters, plus a concrete patio and sitting area which extends across the rear elevation.

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 2024

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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.

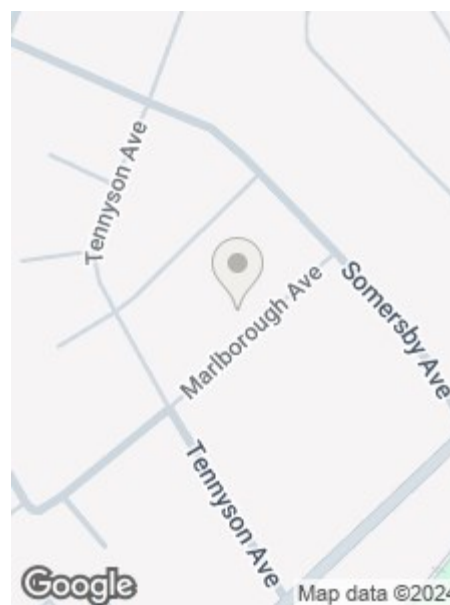
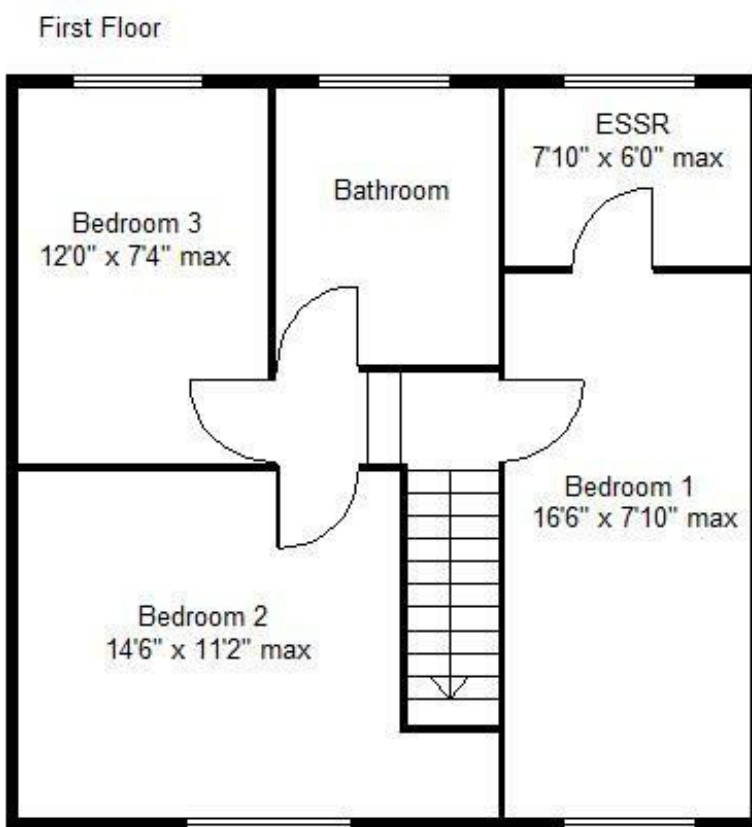
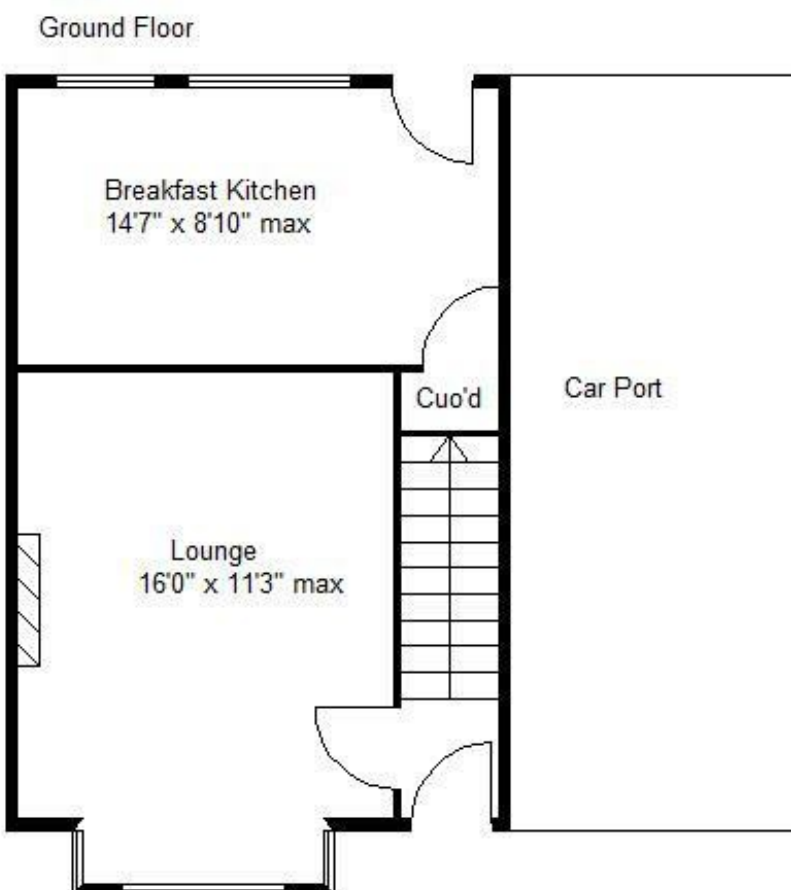
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part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 66 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |