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horton knights of doncaster



St. Vincent Avenue, Branton, Doncaster, DN3 3QR  
Offers Over £200,000

**NO CHAIN / EXTENDED DETACHED BUNGALOW WITH OPEN REAR ASPECT / EXTENDED LOUNGE & KITCHEN / 2 DOUBLE BEDROOMS / LOVELY SIZED REAR GARDEN / OFF ROAD PARKING / PRICED TO SELL EARLY VIEWING IS ESSENTIAL //**

Very deceptive from the front, this two double bedroom extended detached bungalow offers surprisingly spacious living, with a lovely fringe position in the village. It has a gas central heating system, double glazing and comprises: Long Entrance hall, extended lounge with double doors onto the rear garden, separate dining area and a large extended kitchen, two front facing double bedrooms and three piece bathroom suite. Outside there is gated off road parking, a beautiful rear garden with an aspect over farmland, two handy storage sheds. Viewing is absolutely essential.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a central heating radiator, coving to the ceiling, an access point into the part boarded loft space (courtesy of a drop down ladder) which does have a double glazed velux window.

**OPEN PLAN LOUNGE**

**26'0" x 12'9" max (7.92m x 3.89m max)**

This is probably better demonstrated by the floorplan and photographs, it is a particularly good size benefiting from a large extension. There is a set of double glazed opening patio doors to the far end which gives a beautiful outlook over the property's rear garden. There are further double glazed window to both sides, a feature fireplace with a living flame gas fire inset, a double panel central heating radiator, 2 central ceiling lights and coving to the ceiling.

**DINING AREA**

**13'0" x 10'3"**

The dining area has a timber casement double glazed window to the side, a central heating radiator, a fireplace with a gas fire inset and a broad opening which leads into the extended kitchen.

**EXTENDED KITCHEN**

**19'10" x 8'7" (6.05m x 2.62m )**

The kitchen is a good size, it is fitted with a range of oak cabinet doors, a contrasting work surface, a 1 1/2 bowl stainless steel sink unit with a mixer tap and plumbing for an automatic washing machine. Integrated appliances include a an electric hob with an extractor hood over, electric oven and a dishwasher. There are 2 timber casement double glazed windows

giving an outlook over the property's rear garden, a stable type door, a central heating radiator, vinyl flooring, coving and 2 ceiling lights.

**BEDROOM 1**

**13'2" x 13'0" (4.01m x 3.96m)**

A lovely front facing double bedroom, it has a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage, a new anthracite coloured PVC double glazed window with an outlook to the front, a central heating radiator, coving and a ceiling light.

**BEDROOM 2**

**13'2" x 13'0" (4.01m x 3.96m)**

An equally sized double bedroom, it has a PVC double glazed bay window to the front, a central heating radiator, coving and 2 wall lights.

**BATHROOM**

Fitted with a suite comprising of a panelled bath, a wash hand basin and a low flush W/C. There is tiling to the four walls, an extractor fan, a ceiling light.

**OUTSIDE**

The property stands an an attractive fringe position backing onto farmland. The front is landscaped with decorative paving, flower beds etc. A gated driveway provides car standing.

**REAR GARDEN**

The rear garden is a good size, it is mainly lawned and enjoys an outlook over farmland. There is a lovely monkey puzzle tree standing in the centre of the garden.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler 2012.

COUNCIL TAX - Band C.

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.

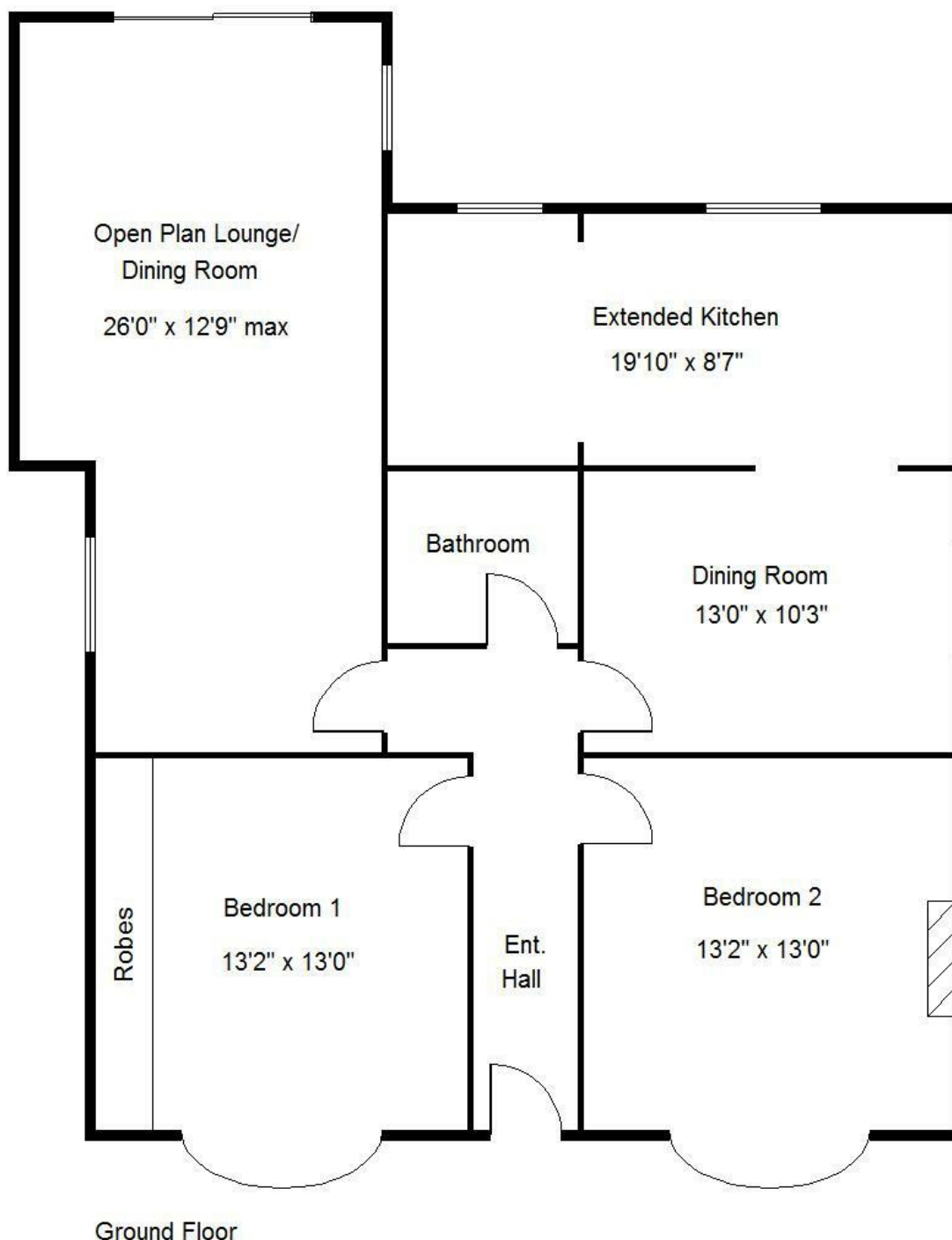
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	