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Ings Way, Arksey, Doncaster, DN5 0TF
Guide Price £240,000 - £250,000

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Tucked away in this semi rural village, an immaculately presented family home has been cherished and loved by the current owners and will surprise with the size of accommodation once inside. It benefits from gas fired central heating via a combi boiler, PVC double glazing throughout and comprises: Entrance hall, lounge, dining area, fitted kitchen with beautiful oak work surfaces, sun room (all these three rooms are relatively open plan), ground floor bedroom with an immaculate en suite shower room, first floor landing, 2 further large double bedrooms and a good sized fourth bedroom plus a luxury style bathroom with a modern 4 piece suite. Outside, the property is equally well catered for with a front garden, ample off street parking, a long driveway to the side, a detached garage and a nice private enclosed rear garden. All in all, this property has so much to offer as shown in the photos, however in order to really appreciate all it has to offer, early viewing is recommended!

ACCOMMODATION

A double glazed composite style door with a PVC double glazed side screen gives access to the entrance hall.

ENTRANCE HALL

With a central heating radiator, wood style laminated flooring, stairs rising to the first floor with a useful understairs storage cupboard and doors leading off to the ground floor accommodation.

LOUNGE

14'9" x 11'11" (4.50m x 3.63m)

The lounge is a lovely bright room with a large PVC double glazed window to the front, a central heating radiator, coving to the ceiling and french style doors leading through to the dining area.

DINING ROOM

8'10" x 8'10" (2.69m x 2.69m)

The dining area follows on nicely from the lounge and has PVC double glazed french style doors with double glazed side screens leading out onto the rear garden. There is coving to the ceiling, a feature vertical radiator, wood style laminated flooring and a square opening into the kitchen.

KITCHEN

12'11" x 8'3" (3.94m x 2.51m)

The kitchen is immaculately fitted and is an eye catching feature of the home overall, it has a range of wall mounted cupboards and base units with brushed aluminium handles and a beautiful polished and stained solid oak work surface with a matching splashback, incorporating a 1 1/2 bowl porcelain sink unit with a mixer tap. There is also an electric hob with a brushed stainless steel and glass extractor hood, an integrated brushed stainless steel microwave and a matching fan assisted electric oven. With attractive contemporary style tiled splashbacks, a central heating radiator, wood style laminated flooring continuing through from the dining area and to the far side of the peninsula unit, there is an integrated dishwasher and washing machine plus space for an American style fridge freezer.

SUN ROOM

12'1" x 9'5" (3.68m x 2.87m)

Again, this flows in a lovely manner from the kitchen and creates a nice open plan living dining kitchen space, perfect for entertaining and everyday family life. The sun room is fitted with PVC double glazed windows to the side and rear elevations plus two velux sky lights.

There is halogen spotlights inset to the ceiling and laminated flooring continuing through from the dining kitchen.

GROUND FLOOR BEDROOM 2

9'10" x 6'10" (3.00m x 2.08m)

This ground floor bedroom offers great flexibility within the accommodation, it is a good sized double room and has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a door to the en suite shower room.

EN SUITE SHOWER ROOM

This is a recent addition by the current owners and is immaculately presented in a lovely modern style. Fitted with a 3 piece suite comprising of a low flush W/C, a wash hand basin set into a stylish modern vanity unit and a shower cubicle with a mains plumbed shower and herringbone tiled effect panelling. There is a chrome and glass folding shower door with an extractor fan, a heated towel rail, halogen spotlights and a modern style tile effect vinyl floor covering.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With access to the boarded loft space via a retractable loft ladder and doors leading off to the remaining accommodation.

BEDROOM 1

11'10" x 11'10" max (3.61m x 3.61m max)

A really nice sized double room, it is all smartly presented and has a PVC double glazed dormer style window to the front, a central heating radiator and a built in storage cupboard in the eaves.

BEDROOM 3

12'11" x 7'11" (3.94m x 2.41m)

Another double bedroom, this has a PVC double glazed window to the rear and a central heating radiator.

BEDROOM 4

8'10" x 8'3" (2.69m x 2.51m)

Even this is a good sized room and would make a small double or indeed a large single bedroom, it has a PVC double glazed dormer style window to the rear and a central heating radiator.

LUXURY BATHROOM

Again the owners have really put their mark on this particular room, it

is very smartly presented and comprises of a low flush W/C, a table top wash hand basin with an oak top and modern style vanity unit beneath, a free standing bath with chrome fittings and a double width shower cubicle housing a mains plumbed shower. As mentioned, the suite is all nicely fitted with chrome style fittings including a wall mounted heated towel rail and a brushed aluminium trim on the tiling. The walls are fully tiled with again contemporary style stone coloured tiles, there is a wood style laminated floor covering, 2 PVC double glazed windows to the side, an extractor fan and chrome finished halogen spotlights to the ceiling.

OUTSIDE

To the front of the property, there is a small garden area which is finished with decorative flower borders and an artificial lawn, this is surrounded by immaculately fitted and presented block paving which provides off street parking for 2/3 vehicles at the front. The block paving continues to the side, providing further parking and gives access to the side entrance door and leads on to the detached garage. A timber gate from the driveway leads into the rear garden.

DETACHED GARAGE

The garage is of concrete sectional construction with an up and over door, power and light laid on.

REAR GARDEN

Again, the rear garden is very smartly presented with a large Indian stone patio ideal for a table and chairs to enjoy during the warmer months. This leads to a shaped lawn and raised bed constructed of railway sleepers plus a further patio at the far end of the garden, perfect for those wishing to follow the sun. With concrete posts and timber fencing to the outer boundaries, an external water tap and external lighting.

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...

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.

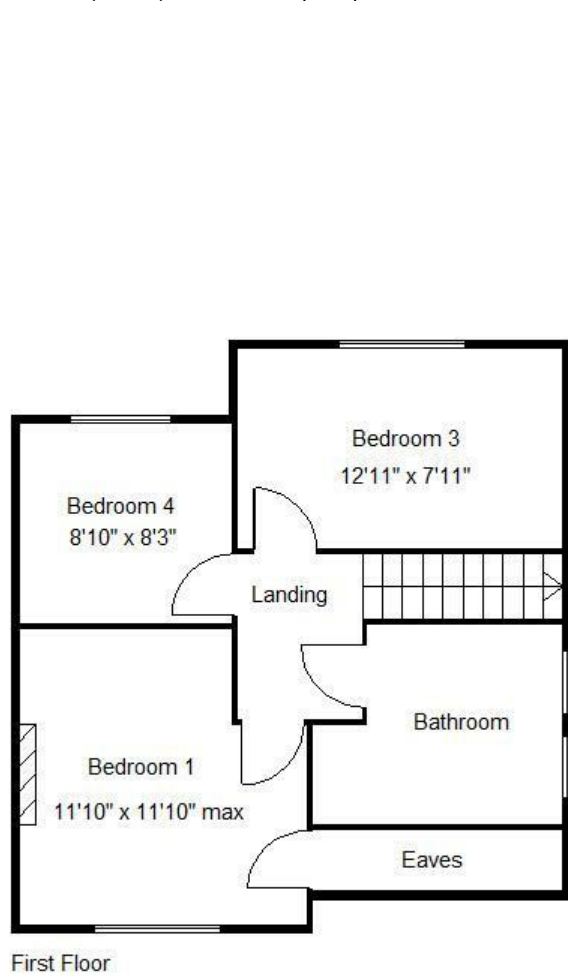
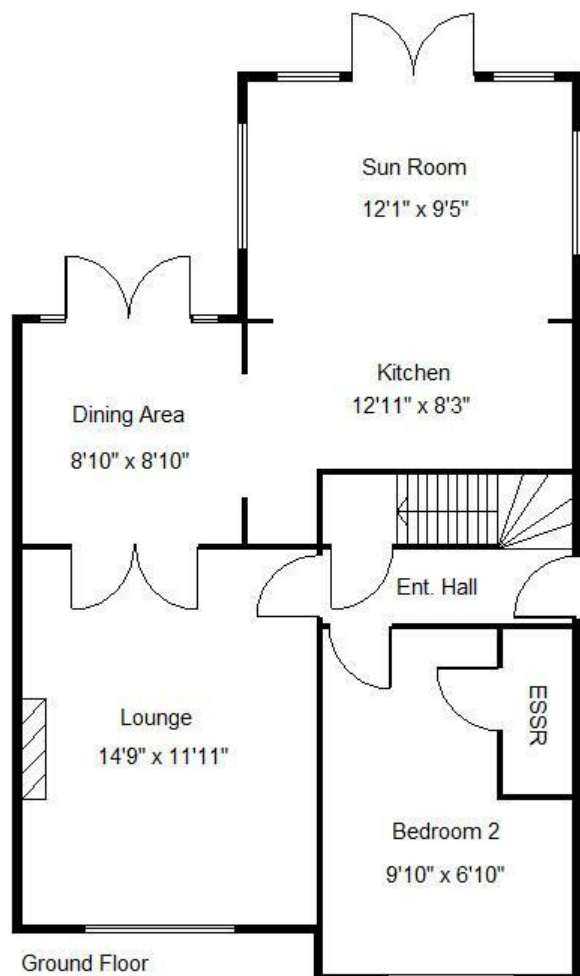
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		78	
(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	

