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Chapel Lane, Branton, Doncaster, DN3 3NQ  
Guide Price £210,000 - £220,000



**EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / EXCELLENT CONDITION THROUGHOUT/ POPULAR BRANTON VILLAGE / CONTEMPORARY OPEWN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES / SEPARATE UTILITY ROOM / 2 BATHROOMS / 2 PARKING SPACES & EV CHARGER //**

Early internal viewing is highly recommended to fully appreciate the size, space and style of this extended 3 bedroom semi detached house. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with an oak staircase, separate lounge with a media wall, open plan dining kitchen with integrated cooking appliances, separate utility room and ground floor shower. To the first floor there is 3 good sized bedrooms and a modern white bathroom with a shower. Outside, there are attractive gardens, 2 parking spaces to the front plus an EV charge point, an enclosed rear garden with a large office/ leisure building (approx 16'0" x 8'0") which is fully lined and insulated and has power and light laid on. A fantastic location within the village and therefore viewing is highly recommended.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a modern luxury vinyl tile style flooring, a staircase to the first floor accommodation with an Oak spindled banister rail, a built in understairs storage cupboard, a central heating radiator concealed behind a radiator grille, a PVC double glazed window, inset spotlighting to the ceiling, coving to the ceiling and door to the lounge.

**LOUNGE**

**13'6" x 10'10" (4.11m x 3.30m)**

An attractive front facing reception room with a built in media wall including feature lighting and shelving, there is a PVC double glazed window with an outlook to the front, a central heating radiator, inset spotlighting and coving to the ceiling.

**OPEN PLAN DINING KITCHEN**

**18'3" x 12'0" (5.56m x 3.66m)**

This is better demonstrated by the floor plan and photographs, it is an attractive and good sized room, fitted with a range of modern high and low level units, finished with a high gloss handleless style cabinet door with a contrasting work surface. There is a four ring induction hob with an extractor hood above, an integrated double oven and an integrated dishwasher. The work surface extends to provide a breakfast bar and there are two PVC double glazed windows to the front and rear elevation, a central heating radiator, a modern tiled floor covering and inset spotlighting to the ceiling with feature pendant lights. From here, a doorway continues into a coordinating utility room.

**UTILITY ROOM**

**13'4" x 6'4" (4.06m x 1.93m)**

All smartly finished, there is a composite style single

drainer sink with a mixer tap, plumbing for an automatic washing machine, room for a tall fridge freezer etc, a PVC double glazed window to the side, a composite style double glazed door, a central heating radiator, inset spotlighting and a vinyl floor covering. This continues into a ground floor shower room.

**GROUND FLOOR SHOWER ROOM**

Again, all smartly finished with a modern white suite, it comprises of a walk in shower enclosure with a mains plumbed thermostatic shower and a rainfall style shower head, a wash hand basin inset to a vanity unit and a matching low flush W/C. There is modern style waterproof walling, a wall mirror, a contemporary style towel rail/ radiator, inset spotlighting to the ceiling and an extractor fan.

**FIRST FLOOR LANDING**

This has a continuation of the oak banister rail and balustrade, a PVC double glazed window, an access point into the loft space via a folding timber ladder, a central heating radiator, coving, a ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'6" x 11'0" (4.11m x 3.35m)**

A large double bedroom, it has built in wardrobes set into a recess concealing hanging rail and storage shelving, a PVC double glazed window, a central heating radiator, coving and inset spotlighting to the ceiling.

**BEDROOM 2**

**11'9" x 11'0" (3.58m x 3.35m)**

A second front facing double bedroom, it has a PVC double glazed window, a central heating radiator, coving and a central ceiling pendant light. To the far corner, there is an inbuilt cupboard which houses the gas fired combination type boiler, supplying the domestic hot water and central heating systems.

**BEDROOM 3**

**10'6" x 7'0" (3.20m x 2.13m)**

A comfortable sized third bedroom, it has a PVC double glazed window to the front, a double panel central heating radiator, coving and a central ceiling light.

**BATHROOM**

Fitted with a 3 piece white suite comprising of a panelled bath with a mixer shower over including a rainfall style shower head and a glazed shower screen, a wash hand basin and a low flush W/C inset to bathroom furniture. There is modern tiling including feature wall tiles, a PVC double glazed window, vinyl flooring, a central ceiling spotlight fitment with feature plinth lighting, an extractor fan and a contemporary style towel rail/ radiator.

**OUTSIDE**

To the front of the property, there is a dropped curb giving access to a double width driveway which provides car standing for 2 cars side by side, EV charge point, a shaped lawn with hedgerow along the front boundary and a flower bed.

**REAR GARDEN**

To the rear, there is a further good sized enclosed garden. There are concrete posts and timber fencing to the perimeters, a stone paved patio and sitting area which extends across the rear elevation, a central feature lawn and a large timber framed office/ leisure building, plus a useful timber storage shed.

**OFFICE/ LEISURE BUILDING**

**16'0 x 8'0 approx (4.88m x 2.44m approx)**

This has a composite double glazed door, a PVC double glazed side window, it has been boarded, insulated and lined, there is fixed lighting, fixed power, a vinyl floor covering and a second door gives access into more of a workshop area. This again has lighting and power laid on.

**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 A.

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.

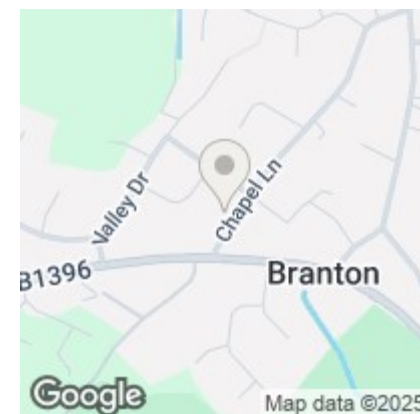
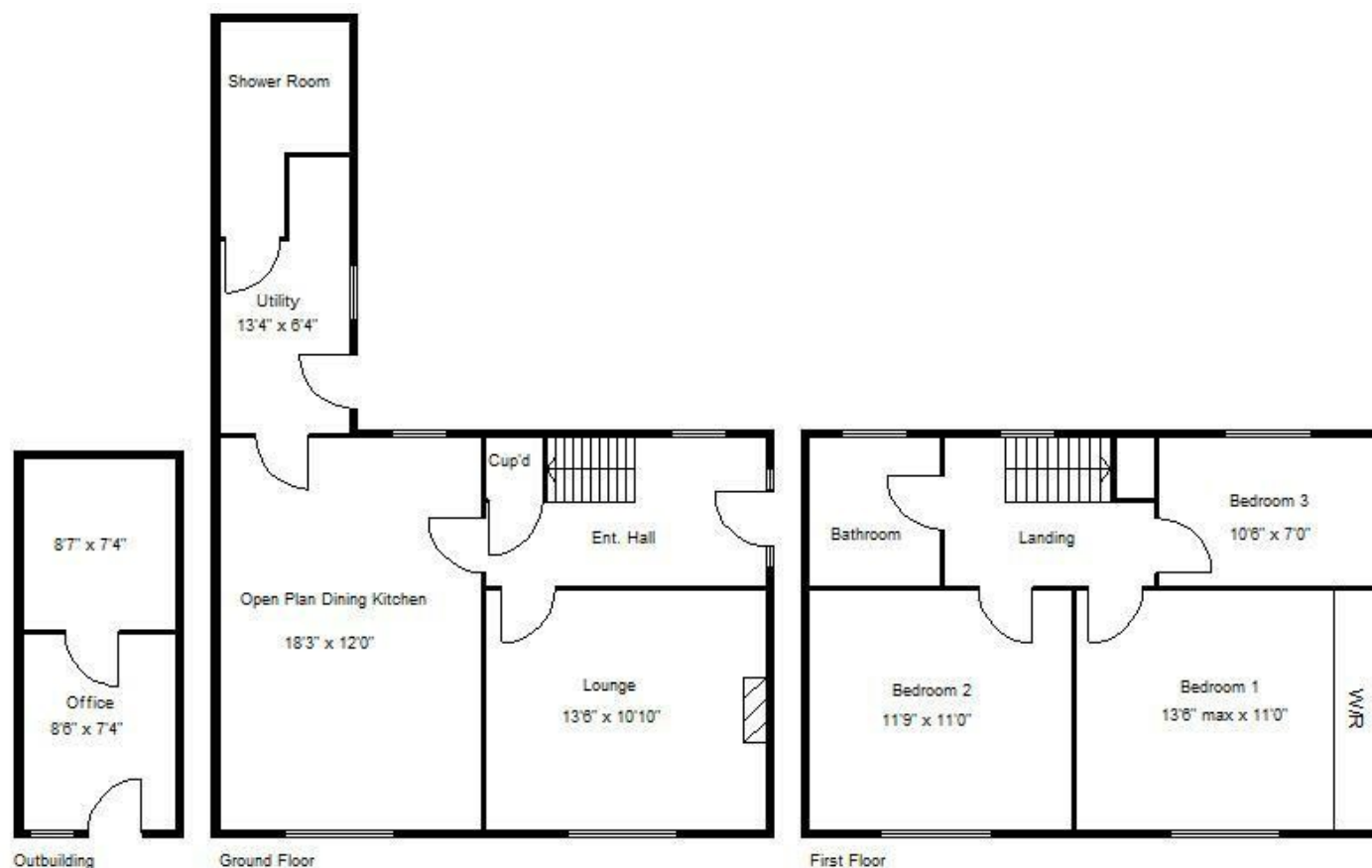
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the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	