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horton knights of doncaster



Cantley Lane, Cantley, Doncaster, DN4 6NA  
Offers Around £375,000

**19 Cantley Lane, Cantley, Doncaster, South Yorkshire, DN4 6NA**

**GORGEOUS 3 BEDROOM DOUBLE FRONTED DORMER BUNGALOW / PRIME RESIDENTIAL LOCATION / 680m2 PLOT SIZE / CONTEMPORARY DECOR THROUGHOUT / LARGE WELL PROPORTIONED ROOMS / LONG DRIVEWAY & GARAGE / VIEWING ESSENTIAL //**

An internal inspection is essential to fully appreciate the design, style and space (approx. 143m<sup>2</sup>) offered by this large double fronted dormer bungalow located on one of Doncaster's most sought after residential roadways. Immaculate throughout this property is ready to move into and benefits from a gas radiator central heating system, PVC double glazing and comprises: Brick portico with a glazed inner door, a large wide entrance hall, spacious separate lounge, dining area which opens into a large kitchen and a second large rear facing sitting/garden room with a log burner. There are 3 large double bedrooms, a contemporary ground floor shower room and a large first floor bathroom with a feature freestanding bath. Outside the plot some 680m<sup>2</sup> total, of front and rear gardens, a long driveway, detached garage including plenty of room for a caravan/ motorhome. Cantley Lane offers good access to the centre, Lakeside retail and leisure plus easy access to the M18 and A1 motorway networks. VIEWING HIGHLY RECOMMENDED.

**ACCOMMODATION**

A timber entrance door inset to a decorative brick arch leads into a period porch.

**ENTRANCE PORCH**

This is finished with a tiled floor covering, a ceiling light and glazed inner door into a large entrance hall.

**ENTRANCE HALL**

This is probably better demonstrated by the photographs and floorplan. It opens out to provide access to all rooms and is finished with oak coloured doors, a central heating radiator, tiled flooring, a picture rail, cornicing and a central ceiling light.

**LOUNGE**

16'1" into bay x 13'4" (4.90m into bay x 4.06m)  
A good sized front facing reception room with a deep pvc double glazed bay window to the front, feature fireplace with gas fire inset, a central heating radiator, coving and a central ceiling light.

**DINING AREA**

12'6" x 9'4" (3.81m x 2.84m)  
The dining room opens directly into the kitchen, it is a good size and has a pvc double glazed window to the side, a double panel central heating radiator, tiled flooring and a central ceiling light point.

**FITTED KITCHEN**

11'8" x 9'4" (3.56m x 2.84m)  
This is fitted with a range of high and low level units finished with a roll edge work surface. There is a one and half bowl resin sink with mixer tap, integrated four ring gas hob with extractor hood above and integrated double oven beneath, plumbing and space for an automatic washing machine. There are two pvc double glazed windows, a timber casement double glazed door giving access to the patio, tiled flooring, two central ceiling lights, feature pelmet lighting and under cabinet lighting. Concealed behind one of the cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**BEAUTIFUL GARDEN ROOM/ SITTING ROOM**

13'10" x 13'10" (4.22m x 4.22m)  
A more informal second sitting area overlooking the property's garden courtesy of bi-fold doors, three further pvc double glazed windows, multi fuel burner set onto a slate hearth, coving, a central ceiling light and a central heating radiator.

**BEDROOM 1**

15'2" into bay x 12'4" (4.62m into bay x 3.76m)  
A large double bedroom, it has a pvc double glazed bay window to the front, period feature fireplace with tiled hearth, coving, a central ceiling light and a central heating radiator.

**BEDROOM 2**

13'6" x 10'4" (4.11m x 3.15m)  
A second good sized double bedroom with a pvc double glazed window to the rear, a central heating radiator, picture rail and a central ceiling light.

## CONTEMPORARY SHOWER ROOM

Beautifully fitted with a contemporary theme which includes a walk in shower with tiled walls including feature tile, rainfall style shower head with hand held shower, wash basin and a low flush wc inset to bathroom furniture. There is modern vinyl flooring, a central heating radiator, a pvc double glazed window, a ceiling light and an illuminating mirrored vanity cabinet.

## FIRST FLOOR

Bedroom 3 has been reconfigured over the years to create an access to the first floor. There is a built in understairs storage area, a central heating radiator, a pvc double glazed window and a staircase with stainless steel banister rail giving access to the first floor.

## BEDROOM 3

15'4" x 11'0" (4.67m x 3.35m)

A large rear facing double bedroom with a pvc double glazed window giving an outlook over the property's rear garden, a central heating radiator and a ceiling light.

## LUXURY HOUSE BATHROOM

12'0" x 11'7" (3.66m x 3.53m)

Fitted with a feature free standing contemporary bath with up stand tap and shower rinse, wash basin and a low flush wc inset to bathroom furniture. There are matching cupboards providing storage, modern vinyl flooring, a pvc double glazed window, a central heating radiator and a central ceiling light.

## OUTSIDE

To the front of the property is a good sized garden, a concrete paved drive continues along the side of the property providing an abundance of parking if required, and leads to a detached sectional garage. Within the rear garden there is a turning space plus additional parking for motorhome/ caravan etc.

## DETACHED GARAGE

With metal up and over door and power and light laid on.

## REAR GARDEN

To the rear of the property there is a large garden, this is predominantly lawned with a feature paved patio and sitting area which extends across the rear elevation, shaped flower beds and borders, several maturing shrubs and trees inset. It should be noted the property is not directly overlooked from the rear.

## 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 D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10,000 mbps and upload speeds of up to 10,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

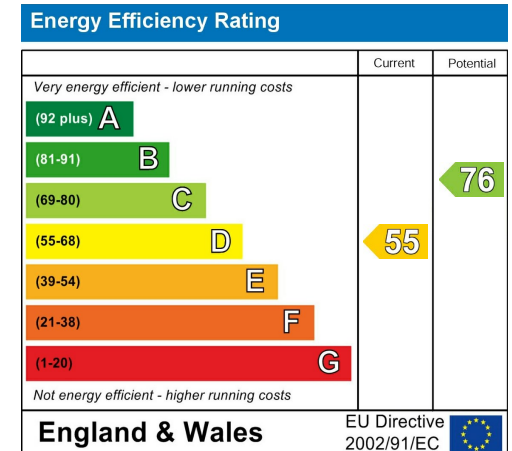
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

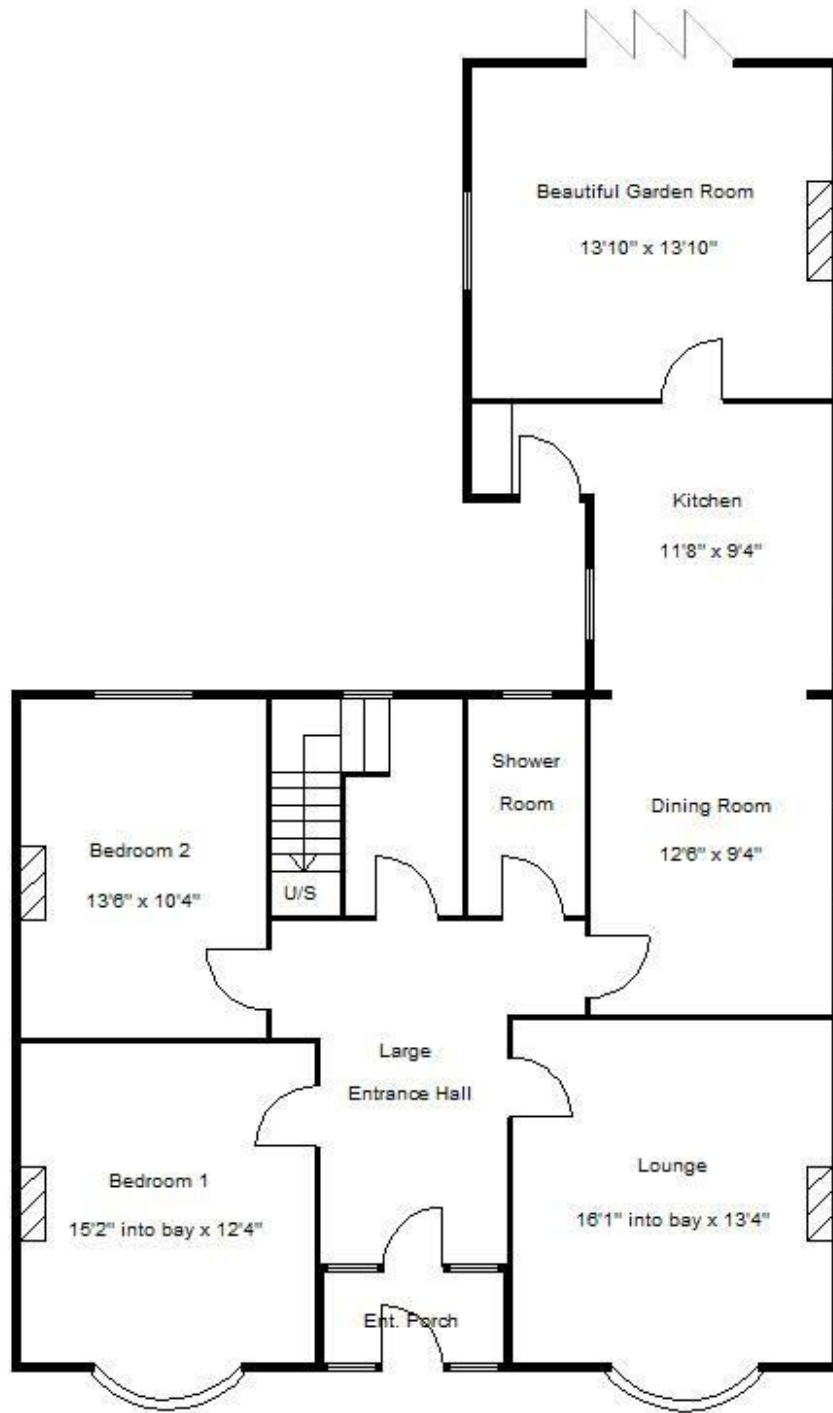
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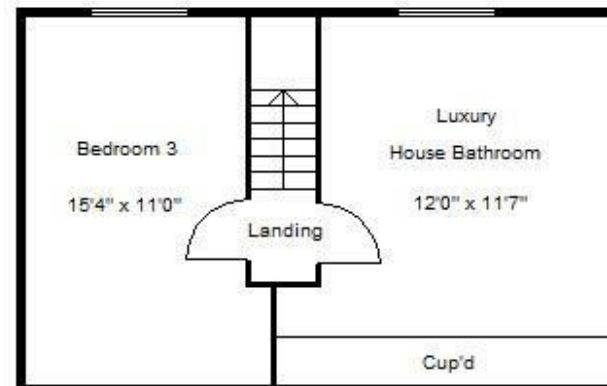








Ground Floor



First Floor

