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Church Lane, Balby, Doncaster, DN4 0XB  
Offers Over £225,000



**ATTRACTIVE 3 BEDROOM DETACHED HOUSE / NICE WIDE FRONTAGE WITH AMPLE PARKING / ATTACHED GARAGE / 3 GOOD SIZED BEDROOMS / KITCHEN AND A SEPARATE UTILITY ROOM / GREAT LOCATION / NO ONWARD CHAIN / VIEWING RECOMMENDED //**

An attractive 3 bedroom detached house with a nice wide frontage, offering ample potential for additional car parking. The property has a gas radiator central heating system, timber casement double glazing and briefly comprises: Entrance hall, ground floor W/C, front facing lounge with bay window, dining room, fitted kitchen and a utility room, first floor landing, 3 good sized bedrooms and a bathroom with a shower. Outside, there are attractive gardens, an attached garage and a triangular shaped rear garden. Well placed on this popular roadway, offering good access to Doncaster, local amenities and the A1/ motorway networks. Offered with no onwards chain, viewing is highly recommended.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, a central ceiling light, coving to the ceiling, a double glazed window to the side and a door to the ground floor W/C.

**GROUND FLOOR W/C**

This is fitted with a 2 piece suite comprising of a low flush W/C and a wash hand basin. There is a double glazed window, a central heating radiator, tiling to half wall height, an extractor fan and a central ceiling light.

**LOUNGE**

**16'2" into bay x 14'2" max (4.93m into bay x 4.32m max)**  
This is a particularly good size, it has a double glazed bay window to the front, a double panel central heating radiator, coving, a feature fireplace with a living flame gas fire inset, dado rail, a central ceiling light and a door which continues through into the dining area.

**DINING AREA**

**9'10" x 8'7" (3.00m x 2.62m)**  
This has a sliding double glazed patio door which gives access onto the property's rear garden, a central heating radiator, picture rail, coving and a central ceiling light.

**FITTED KITCHEN**

**9'9" x 8'6" (2.97m x 2.59m)**  
The kitchen is fitted with a range of base and wall units with a work surface over, there is a four ring gas hob with an extractor hood, an integrated oven and a single drainer 1/2 bowl composite style sink unit with a mixer tap. With plumbing for an automatic washing machine, coving, an extractor fan, a timber casement double glazed window, a ceiling light, a smoke alarm and a door which gives access

to a large understairs storage cupboard. A broad opening continues into a separate utility room.

**LARGE UTILITY ROOM**

**9'9" x 8'10" (2.97m x 2.69m)**  
Fitted with coordinating cabinets, there is a single drainer stainless steel sink unit, plumbing for an automatic washing machine and room for a tumble dryer etc. There is a double glazed window, a timber casement door which gives access into the rear garden, a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems, coving to the ceiling, a ceiling light and a door to the garage.

**FIRST FLOOR LANDING**

There is an access point into the loft space, a smoke alarm, a wall light, an airing cupboard which houses the hot water cylinder with an immersion heater fitted and linen storage and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'0" max x 11'1" (3.96m max x 3.38m)**  
A lovely double bedroom with a double glazed window to the front, a central heating radiator, coving to the ceiling, a central ceiling light and deep built in wardrobes.

**BEDROOM 2**

**11'1" x 10'2" (3.38m x 3.10m)**  
A good sized second double bedroom, it has a double glazed window to the rear, a central heating radiator, coving, a ceiling light and a range of fitted bedroom furniture.

**BEDROOM 3**

**7'10" x 7'0" (2.39m x 2.13m)**  
This has a timber casement window to the rear, a central heating radiator, a ceiling light and coving.

**BATHROOM**

Fitted with a 3 piece suite that comprises of a panelled

bath with an independent electric shower over including a shower screen, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the walls, a timber casement double glazed window, an extractor fan, a ceiling light and a central heating radiator.

**OUTSIDE**

To the front of the property, there is a nice, wide frontage which has a block paved driveway with double opening gates, providing ample parking. The gardens are mainly lawned, there is concrete post/ timber fencing and hedging to the perimeters. A pedestrian gate gives access to the rear garden.

**ATTACHED GARAGE**

**19'6" x 9'1" (5.94m x 2.77m)**  
This is a particularly good size, it has an up and over door, a ceiling light, access into the loft space and a wall mounted cupboard.

**REAR GARDEN**

A triangular shape with concrete posts and fencing to the perimeters, there is a concrete paved patio and sitting area which leads onto a lawn with ornamental flower borders.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement double glazing. Age of units various.

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

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, O2 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

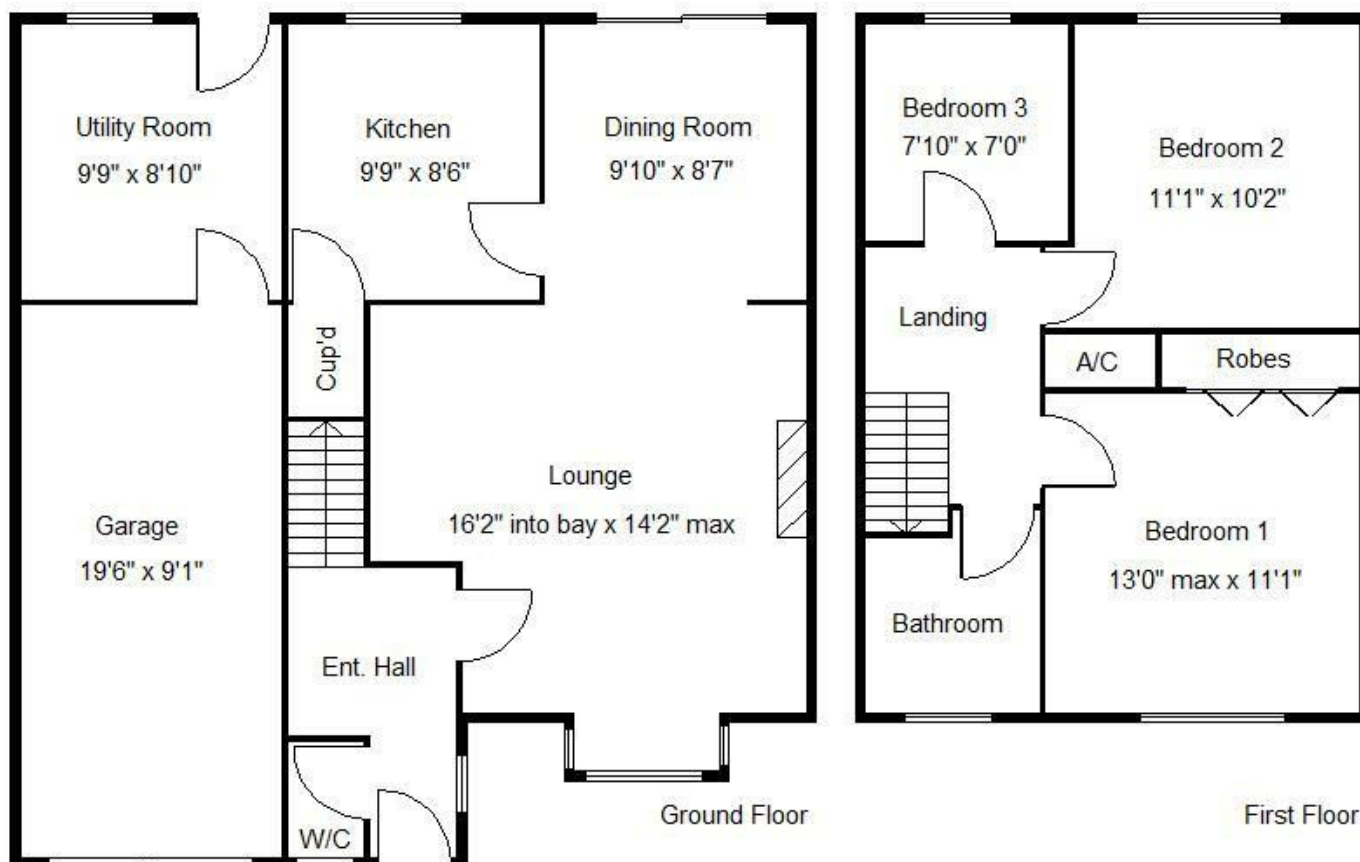
scale drawing.

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		
(81-91)	B		
(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