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Cover Drive, Askern, Doncaster, DN6 0FP
Offers Over £190,000

Built in 2023, this 3 bed detached house offering modern contemporary living accommodation.

Located on this popular development in Askern, a contemporary 3 bedroom detached house. With PVC double glazing and gas central heating via a combination type boiler, it briefly comprises: Entrance hall, ground floor W/C, lounge with stairs to the first floor, beautiful integrated dining kitchen, first floor landing, 3 good sized bedrooms and a modern bathroom suite. Outside are front and rear gardens with off road parking and a detached garage. With access to a range of local amenities including well regarded schools, shops and the motorway networks, viewing is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

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

ENTRANCE HALL

This has a PVC double glazed window to the side and a door which leads to the lounge. A further a door from here continues to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a 2 piece white suite comprising of a low flush W/C and a pedestal wash hand basin. There is tiling to the splashback areas, a PVC double glazed window, a central heating radiator and tile effect vinyl floor covering.

LOUNGE

14'7" x 14'6" (4.45m x 4.42m)

A front facing reception room, there is a PVC double glazed window to the front, a central heating radiator, a central ceiling light, a staircase leading to the first floor and a walk in understairs storage cupboard. A door from here opens into the dining kitchen.

DINING KITCHEN

14'7" x 9'8" (4.45m x 2.95m)

The kitchen is all beautifully fitted with a range of high and low level units finished in a light grey colour, with a marble effect work surface over. There is a single drainer stainless steel sink, a gas hob with a stainless steel splashback, an integrated oven, an extractor hood, an integrated fridge freezer and plumbing for an automatic washing machine. With a PVC double glazed window, further PVC double glazed double opening doors onto the rear garden, inset spotlighting to the ceiling, a feature pendant ceiling light, a central ceiling light and a tile effect vinyl floor covering.

FIRST FLOOR LANDING

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

There is an access point into the loft space, a central heating radiator, a ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

13'0" x 8'1" (3.96m x 2.46m)

A good sized double bedroom, there is a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

11'3" x 8'2" (3.43m x 2.49m)

Presently used as a dressing room, this has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

8'1" x 6'4" (2.46m x 1.93m)

A single bedroom, there is a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a shower over including a glazed shower screen, a pedestal wash hand basin and a low flush W/C. There is tiling to the bathing and splashback areas, a tile effect floor covering, a chrome towel rail/ radiator, a PVC double glazed window and a ceiling light.

OUTSIDE

To the front of the property, there is a lawned area with fencing to the perimeters and a paved pathway to the front entrance door. To the side of the property,

there is off road parking plus a brick detached garage.

DETACHED GARAGE

REAR GARDEN

The rear garden is all nicely enclosed, it is mainly lawned with a small paved patio area and fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as new (2023).

HEATING - Gas radiator central heating. Age of boiler as new (2023)

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

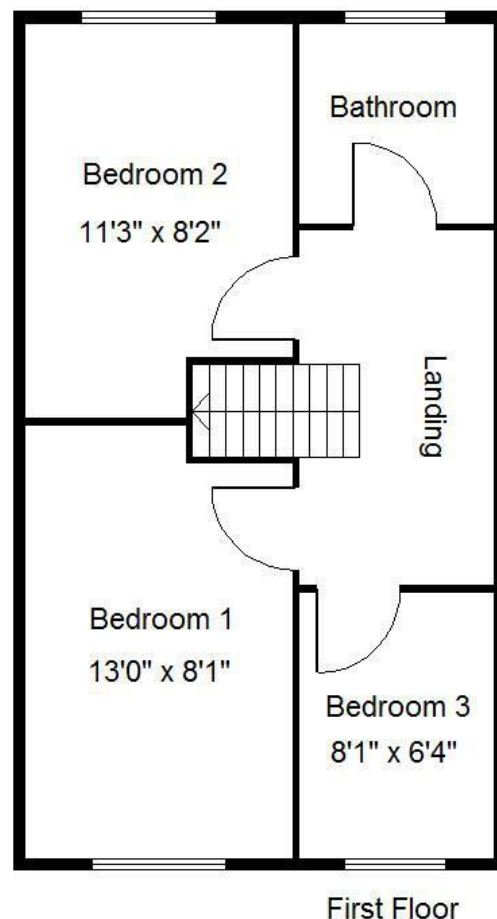
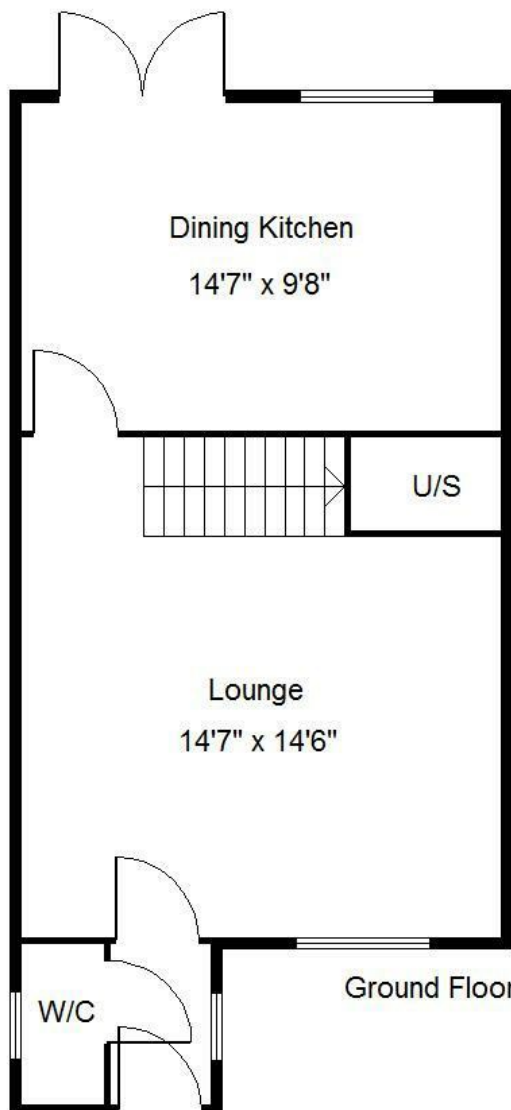
part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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			96
(92 plus) A			
(81-91) B		83	
(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	