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Loxley Mount, Campsall, Doncaster, DN6 9RD
Guide Price £380,000 - £385,000

A SUBSTANTIAL 3 BEDROOM DOUBLE FRONTED DETACHED HOUSE / APPROX 156 m2 OF LIVING ACCOMMODATION /MODERN PVC DOUBLE GLAZING / BEAUTIFUL CONSERVATORY / SOUTH FACING REAR GARDEN / LOVELY VILLAGE POSITION WITH ROOF TOP VIEWS TO REAR //

Nicely positioned on this exclusive cul de sac, a stone built 3 bedroom double fronted detached house. Bought from plan, the original 4 bedroom layout was built as 3 larger bedrooms offering 156m2 of living. Lovely plot with a good sized south facing rear garden with roof top views over the village. Gas radiator central heating system via a modern boiler, PVC double glazing and briefly comprises: Entrance hall, ground floor W/C, spacious rear facing lounge, conservatory, separate dining room, additional office/ snug, large dining kitchen and a utility room. First floor landing, 3 double bedrooms, all with inbuilt wardrobes, en suite shower room to the main bedroom and a large house bathroom. Outside are attractive gardens, a double width driveway, an attached garage and a beautiful rear garden. Campsall is a rural village located on the north side of Doncaster and offers access via the A1 to Doncaster, Sheffield, Leeds etc. No onward chain, viewing is highly recommended.

ACCOMMODATION

An open canopy gives shelter to a composite style double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, 2 ceiling lights, coving and a door 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 wash hand basin. There is tiling, timber style flooring, an extractor fan, a ceiling light and a central heating radiator.

LOUNGE

15'10" x 15'0" (4.83m x 4.57m)

An attractive and good sized rear facing reception room, it has a feature fireplace with a living flame gas style fire inset (not tested), 2 central heating radiators, double opening doors which lead into the conservatory and a further set of double opening doors which lead into the dining room.

CONSERVATORY

11'6" x 11'6" (3.51m x 3.51m)

Included as part of the original build, it has PVC double glazing including double opening doors which lead out onto the south facing rear garden, a pitched polycarbonate type roof, an opening ceiling window and a fan/ light.

DINING ROOM

14'10" x 8'8" (4.52m x 2.64m)

Another good sized reception room, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

OFFICE/ SNUG

10'1" x 9'9" (3.07m x 2.97m)

This has a PVC double glazed bay window to the front, a double panel central heating radiator, coving and a central ceiling light.

DINING KITCHEN

16'1" x 9'9" (4.90m x 2.97m)

Fitted with a range of high and low level units finished with an oak coloured cabinet door and a contrasting work surface. There is a four ring ceramic hob with an extractor hood above, an integrated double oven, an integrated fridge and freezer and an integrated dishwasher. A single drainer 1 1/2 bowl stainless steel sink unit, a central heating radiator, laminate flooring and a ceiling light. A PVC double glazed window with an outlook over the property's rear garden and an opening which leads into a utility room.

UTILITY ROOM

8'9" x 6'3" (2.67m x 1.91m)

This has a stainless steel sink unit, plumbing for a washing machine/ tumble dryer etc, a continuation of the laminate flooring, a central heating radiator and a deep built in storage cupboard which has light and shelving with room for an additional fridge/freezer etc.

FIRST FLOOR LANDING

With an access point into the loft space, a central heating radiator, a deep built in cupboard housing the hot water cylinder and linen storage above, a central heating radiator and doors to the bedrooms and bathroom.

MAIN BEDROOM

17'9" x 13'7" max (5.41m x 4.14m max)

A large double bedroom as evidenced by the room measurements, it has a broad PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and a deep walk in style wardrobe/ cupboard. A door from here leads into the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a 3 piece white suite comprising of a shower enclosure, a wash hand basin and a low flush W/C. There is a PVC double glazed window, a central heating radiator, tiling to the shower and splashbacks, an extractor fan, a central ceiling light and a central heating radiator.

BEDROOM 2

15'9" x 10'10" (4.80m x 3.30m)

Another large double bedroom, this has 2 PVC double glazed windows with an outlook over the property's rear garden and distant rooftop views over the village. There are 2 central heating radiators, coving, a ceiling light and a deep walk in style wardrobe.

BEDROOM 3

12'8" x 8'10" (3.86m x 2.69m)

A third double room, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light plus 2 deep walk in style wardrobes.

BATHROOM

Fitted with a white suite comprising of a panelled bath with a mixer shower and a glazed shower screen, a pedestal wash hand basin, a low flush W/C, tiling to the bathing and splashback areas, a PVC double glazed window, an extractor fan, a ceiling light, a central heating radiator and a fused shaver point.

OUTSIDE

The property stands on an attractive plot with a South facing rear garden. The front is all neatly manicured with an open plan lawn, a double width driveway providing car standing and leading to an attached garage.

REAR GARDEN

The rear garden enjoys a beautiful Southerly aspect and because the plot is elevated, it gives roof top views over the rest of the village with countryside in the background. It is all nicely sheltered with trees, shrubs and fencing to the perimeters, there is an aluminium greenhouse, a paved patio and sitting area, shaped flowerbeds and borders and good sized central lawn.

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 E.

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		
(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	