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Laburnum Drive, Armthorpe, Doncaster, DN3 3HL  
Guide Price £175,000 - £185,000

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**FANTASTIC 3 BEDROOM SEMI DETACHED HOUSE / HUGE EXTENSION ACROSS THE REAR ELEVATION / LARGE CORNER GARDENS / AMPLE PARKING TO THE FRONT / LARGE BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES / POPULAR LOCATION / VIEWING RECOMMENDED //**

Located on this large corner plot, an extended 3 bedroom semi detached house offering spacious living including a large breakfast kitchen. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive lounge with multi fuel burner, separate dining room, extended fully fitted breakfast kitchen, first floor landing, 3 good sized bedrooms and a modern bathroom with a shower. Outside, there are corner gardens, ample parking plus a south facing rear garden. Well placed with access to amenities within Armthorpe centre, the motorway network via the M18/ M180. Motivated seller. Early viewing is recommended.

**ACCOMMODATION**

A composite double glazed entrance door with PVC double glazed side screens leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation with in built shelving, a double panel central heating radiator, modern laminate flooring, a central ceiling light and a door which leads through into the lounge.

**LOUNGE**

**12'7" x 11'8" (3.84m x 3.56m)**

An attractive front facing reception room, it has a feature multi fuel burner inset to a timber surround with a tiled hearth, a broad PVC double glazed window which gives an outlook to the front, with a more open aspect beyond, a double panel central heating radiator, laminate flooring, coving and a central ceiling light. A broad opening continues and leads through into the dining room.

**DINING ROOM**

**19'0" x 10'3" max (5.79m x 3.12m max)**

Again, a good size, it extends to the full width of the property. There is a PVC double glazed window to the side, 2 double panel central heating radiators, modern laminate flooring, coving, 2 central ceiling lights and a deep built in understairs storage cupboard which has a PVC double glazed window to the side, hanging rail and light laid on.

**EXTENDED BREAKFAST KITCHEN**

**17'1" x 9'6" (5.21m x 2.90m)**

The rear of the property has been extended to create an open plan breakfast kitchen. This is fitted with a range of modern high and low level units finished with

a rolled edge work surface, there is a four ring gas hob with an extractor hood above and an integrated double oven beneath. 1 1/2 bowl composite style sink with a mixer tap, plumbing for an automatic washing machine, an integrated fridge/ freezer and an integrated slimline dishwasher. The kitchen is all smartly finished with tiled flooring, there is a PVC double glazed window, 2 further double glazed velux windows, double opening doors which lead out onto a south facing rear garden and a central ceiling light.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, a central ceiling light, an access point into the loft space with a retractable ladder, a deep built in linen cupboard and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'1" x 9'6" (3.68m x 2.90m)**

A good sized double bedroom, it has a broad PVC double glazed window with a view over the front, a central heating radiator, coving and a central ceiling light.

**BEDROOM 2**

**11'6" x 9'8" (3.51m x 2.95m)**

A second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**9'2" x 9'1" (2.79m x 2.77m)**

A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator, an in built cupboard, coving and a ceiling light.

**BATHROOM**

Fitted with a modern 3 piece white suite that

comprises of a jacuzzi style bath with a mains plumbed shower over, a pedestal wash hand basin, a vanity unit below and a low flush W/C. There are 2 PVC double glazed windows to the side and rear elevations, a tiled effect laminate floor covering, tiling to the four walls and inset spotlighting to the ceiling.

**OUTSIDE**

The property stands on a good sized corner garden, this is mainly laid to lawn with fencing and brick walling to the perimeters. Double opening gates give access onto a long side driveway which provides ample parking for several vehicles.

**REAR GARDEN**

A beautiful south facing rear garden with concrete posts and timber fencing to the perimeters, it is part lawned with a composite style decked patio and sitting area.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

SOLAR PANELS - The solar panels are owned by the current owners.

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.

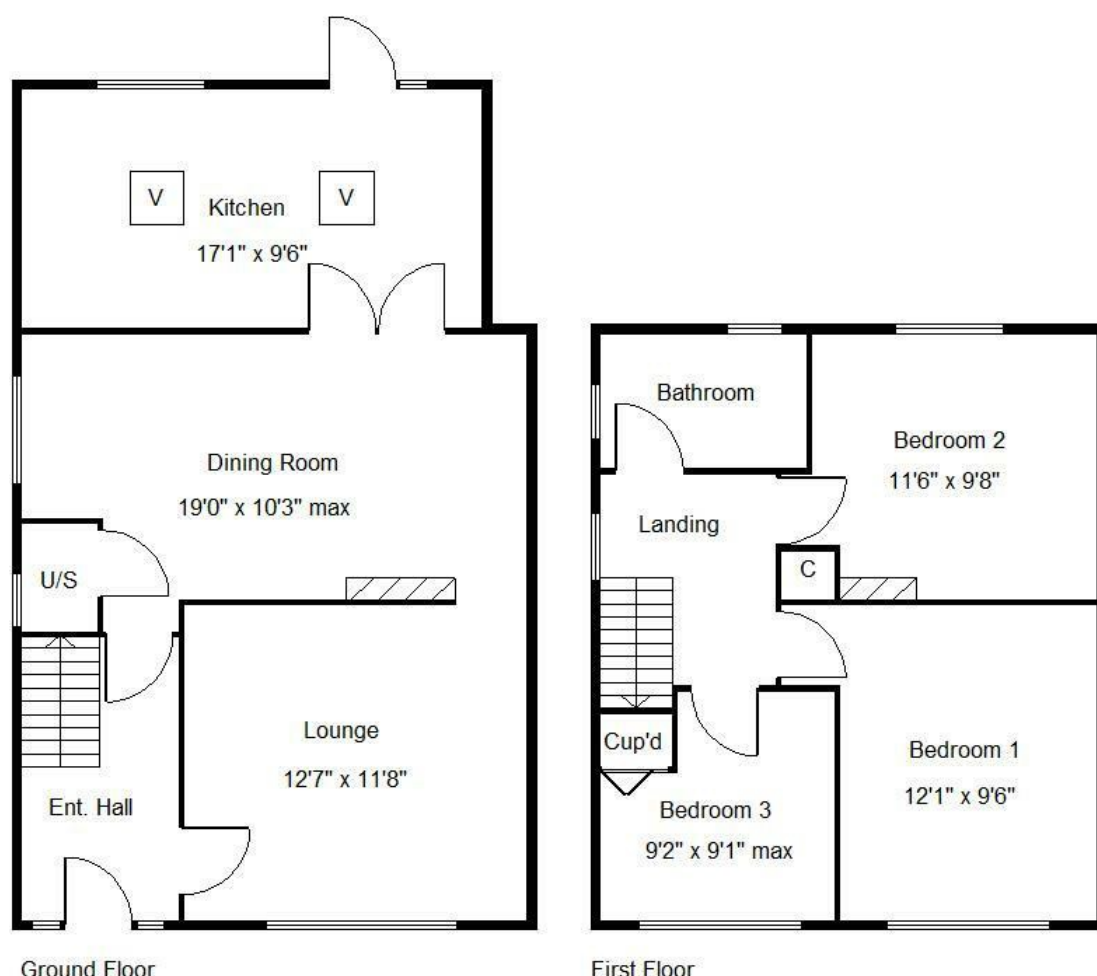
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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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		87	89
(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	