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Leys Close, Balby, Doncaster, DN4 9HG
Guide Price £175,000

EXTENDED 2 BEDROOM, 2 RECEPTION ROOM SEMI-DETACHED BUNGALOW / MODERN FITTED KITCHEN / CONTEMPORARY SHOWER ROOM / CONSERVATORY / NICE WIDE DRIVEWAY (SPACE FOR MOTORHOME) & GARAGE / LOVELY CUL-DE-SAC POSITION / VIEWING RECOMMENDED //

ACCOMMODATION

A composite type double glazed entrance door leads into an entrance portico, this has a further glazed inner door which gives access into the property's entrance hall.

ENTRANCE HALL

9'8" max x 6'10" max (2.95m max x 2.08m max)

This is finished with real wood flooring with access point into the loft space with a drop down loft ladder which is boarded and has a velux window. There is also a passive ventilation system, coving, central ceiling light, central heating radiator and a low level storage cupboard. A door from here leads into the lounge.

LOUNGE

14'10" x 11'0" (4.52m x 3.35m)

An attractive and good sized room, it has a broad PVC double glazed bay window to the front, a feature fireplace with an electric fire inset, central heating radiator, coving and a central ceiling light.

FITTED KITCHEN

9'4" x 8'6" (2.84m x 2.59m)

This is fitted with a range of high and low level units finished with a rolled edge work surface and tiled splashback, it has a recess suitable for a gas cooker, a single drainer one and half bowl stainless steel sink unit with mixer tap and further recesses suitable for washing machine, fridge etc. There is a tiled floor covering, PVC double glazed window, ceiling light and a door that continues through into the dining room.

DINING ROOM

9'5" x 9'2" (2.87m x 2.79m)

This has a timber casement hardwood double glazed sliding patio door which leads into the conservatory. There is a vinyl floor covering, central heating radiator, coving and central ceiling light.

CONSERVATORY

8'9" x 7'8" (2.67m x 2.34m)

This has an outlook over the property's rear garden, it is PVC double glazed with a PVC double glazed door, there is a tiled floor covering and ceiling fan/ceiling light.

BEDROOM 1

12'2" x 10'10" (3.71m x 3.30m)

A large double bedroom it has a PVC double glazed window to the rear, a range of fitted bedroom furniture, central heating radiator, ceiling light and coving to the ceiling.

BEDROOM 2

9'4" x 7'3" (2.84m x 2.21m)

A good sized second bedroom, it has a PVC double glazed window to the front, central heating radiator and a central ceiling light, finished with a modern laminate floor covering.

SHOWER ROOM

6'4" x 5'9" (1.93m x 1.75m)

This is all smartly finished with a contemporary theme which comprises of a walk-in shower enclosure with a glazed shower screen, modern tiling to the walls and an independent electric shower. There is a wash hand basin, low flush wc, contemporary style towel rail/radiator, modern tiled flooring, pvc double glazed window, extractor fan and a waterproof style ceiling with inset spot lighting.

OUTSIDE

To the front of the property there is a large garden area, this is mainly lawned with flower beds, stocked with shrubs and plants. A double gated driveway gives access to a parking area with additional parking to the side which is particularly wide and creates space for a motor home, caravan and/or similar. This in turn leads to a brick built garage with an electric roller shutter door, an attached store to the side with double doors.

REAR GARDEN

Again, this is all nicely enclosed, it is mainly lawned with raised planters and flower beds, stocked with a variety of maturing shrubs and plants. There is a more pleasant and open outlook to the rear. There is an external water tap, external lighting including flood lighting.

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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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,

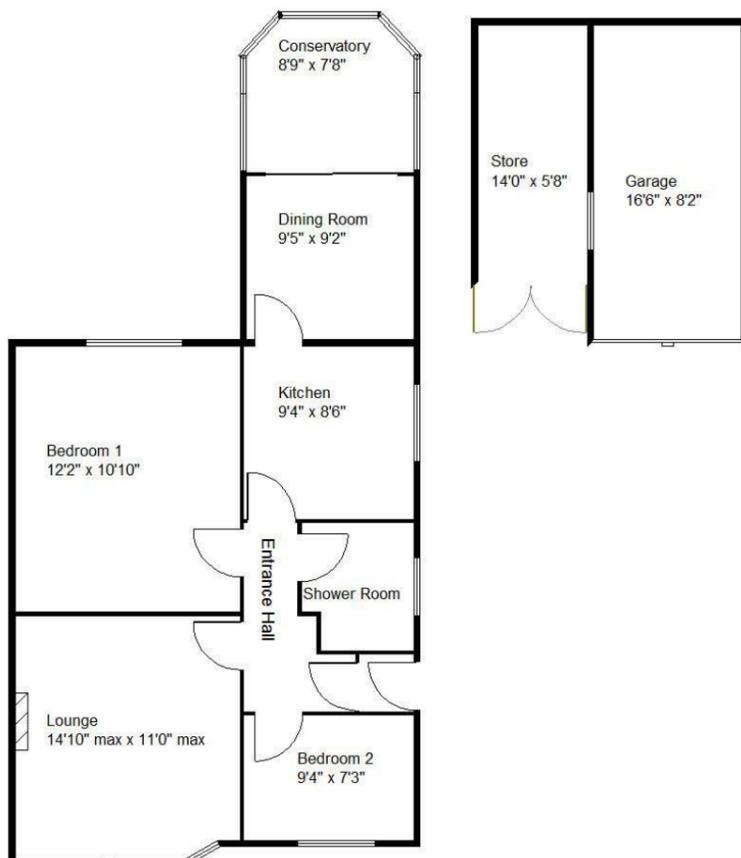
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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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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	