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horton knights of doncaster



2 Corner Cottages, High Street, Wroot, Doncaster, DN9 2BT  
Guide Price £215,000 - £225,000

**BEAUTIFUL RURAL VILLAGE SETTING / LARGE 3 BEDROOM SEMI-DETACHED HOUSE / LARGE PLOT WITH AMPLE OFF ROAD PARKING / GAS CENTRAL HEATING / PVC DG / NO CHAIN, EARLY VIEWING RECOMMENDED //**

Located in this attractive rural village, a good sized 3 bedroom semi-detached house. The property has pvc double glazing, gas central heating and briefly comprises; Entrance hall with stairs to first floor, dual aspect lounge with double doors onto the rear garden, separate dining room, fitted kitchen with integrated appliances, rear lobby, ground floor wc and a large utility room and store. First floor landing, 3 good size bedrooms and a shower room. Outside are good sized gardens with ample parking to the front. Fabulous rural village yet with good access to Doncaster and Bawtry, plus local schools. **INTERNAL VIEWING IS ADVISED.**

**FRONT**

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

**ENTRANCE HALL**

This has a double panel central heating radiator, tiled floor covering, staircase to the first floor accommodation, ceiling pendant light and a smoke alarm.

**DUAL ASPECT LOUNGE**

**17'2" max x 11'8" max (5.23m max x 3.56m max)**

There is a feature log burner set into a deep ornamental fireplace, a pvc double glazed window to the front and a further pvc double glazed double opening doors to the rear. There is timber effect ceramic tiling to the floor, 2 central heating radiators and 2 central ceiling lights.

**DINING ROOM**

**10'8" max x 9'10" max (3.25m max x 3.00m max)**

This again, is a front facing reception room which has a pvc double glazed window to the front, tiled floor covering, central ceiling light, central heating radiator and a door into the kitchen.

**KITCHEN**

**13'82 x 6'6" (3.96m x 1.98m)**

This is fitted with modern high and low level units finished with a high gloss cabinet door and a contrasting oak coloured work surface. There is a 4 ring ceramic hob with an extractor hood above with an integrated oven beneath, integrated fridge and freezer, integrated dishwasher plus a deep recess with plumbing suitable for a washing machine, there is a 1½ bowl single drainer stainless steel sink unit, pvc double glazed window, central ceiling light, tiled floor and a deep built-in understairs storage cupboard.

**REAR LOBBY**

This has a pvc double glazed exterior door, double panel central heating radiator, tiled flooring, ceiling light and a door into the ground floor wc.

**GROUND FLOOR WC**

This has a low flush wc, pvc double glazed window, tiled flooring and a further door into a large utility and store.

**UTILITY ROOM/ STORE**

**10'0" x 8'0" (3.05m x 2.44m)**

This room has 2 pvc double glazed windows, a single drainer stainless steel sink unit with cupboards beneath.

**FIRST FLOOR LANDING**

This has a pvc double glazed window with an outlook over the rear garden, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**14'10" max x 11'3" max (4.52m max x 3.43m max)**

This bedroom has 2 double glazed windows to the front, central heating radiator, central ceiling light, built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a second storage cupboard/wardrobe.

**BEDROOM 2**

**10'7" max x 9'10" max (3.23m max x 3.00m max)**

This has a pvc double glazed window to the front, central heating radiator, laminate flooring, ceiling light and a built-in cupboard/wardrobe.

**BEDROOM 3**

**7'8" x 6'9" (2.34m x 2.06m)**

This has a pvc double glazed window with an outlook over

the rear garden, laminate flooring, central heating radiator and a ceiling light.

**SHOWER ROOM**

The shower room is fitted with a white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower, pedestal wash hand basin and a low flush wc. There is a towel rail/radiator, pvc double glazed window, an extractor fan, ceiling light, modern tiling to the walls along with contrasting floor tiles.

**OUTSIDE**

The property stands on an attractive plot, it is a particularly good size, there is ample parking to the front with further lawns this continues along the side of the property leading to the rear garden.

**REAR GARDEN**

Again, this is a good size which is mainly lawned with fencing to the perimeters, there is a sub division in the middle of the garden to create a vegetable plot to the rear however, could easily be removed.

**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 system via a combination type boiler. 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, 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

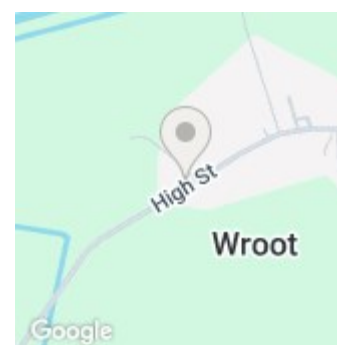
tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			83
(69-80) C		71	
(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	

