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Arksey Lane, Bentley, Doncaster, DN5 0RR

Guide Price £150,000 - £160,000

2 BEDROOM SEMI DETACHED BUNGALOW / WELL PRESENTED THROUGHOUT / EXTENDED KITCHEN WITH INTEGRATED APPLIANCES / MODERN CONTEMPORARY 4 PIECE BATHROOM WITH A SHOWER ENCLOSURE / LOVELY REAR GARDEN & A DETACHED SECTIONAL GARAGE / INTERNAL VIEWING RECOMMENDED //

The bungalow offers a rare opportunity, being one of only a few in the locality. Offered with no upward chain and therefore 'ready to move into'. It has a gas central heating system, pvc double glazing and briefly comprises: Long entrance hall, lounge and separate dining room, large extended kitchen, 2 good sized bedrooms and a modern contemporary bathroom with a 4 piece suite including a shower enclosure. From the dining room there is a fixed staircase to a boarded storage loft, which has a window. Outside there is vehicular access to the rear and a detached sectional garage, lovely gardens all within walking distance of Bentleys bustling centre including many and varied amenities. Priced to sell early viewing is recommended.

ACCOMMODATION

A composite type double glazed entrance door leads into an entrance vestibule.

ENTRANCE VESTIBULE

This has a laminate floor covering, coving and a glazed inner door which leads into a long entrance hall.

ENTRANCE HALL

19'1" x 3'0" (5.82m x 0.91m)

In the entrance hall there is a central heating radiator, coving, central ceiling light.

LOUNGE

12'0" x 11'10" (3.66m x 3.61m)

The lounge is situated to the front, it has a pvc double glazed bay window to the front, a central heating radiator, feature fireplace with a living flame gas fire inset, coving, central ceiling light and low level built-in cupboard.

DINING ROOM

A broad opening leads through into the dining area which comprises of a double glazed door which gives access onto the rear garden, a boarded floor, central heating radiator, coving and a central ceiling light. A fixed staircase from here leads up to a boarded storage loft.

BOARDED STORAGE LOFT

14'6" x 10'6" (4.42m x 3.20m)

In this space there is a double glazed velux window, built-in cupboard, power and light laid on.

FITTED KITCHEN

13'7" x 11'3" (4.14m x 3.43m)

The kitchen is fitted with a range of high and low level units finished with a Shaker style cabinet door, contrasting work surface over. There is a four ring gas hob with an extractor hood above, integrated oven, single drainer 1½ bowl stainless steel sink unit with a mixer tap, the work surface extends to provide a breakfast bar. There is also integrated fridge and freezer, plumbing for an automatic washing machine and concealed behind one tall cabinet is a gas fired combination type boiler which supplies domestic hot water and central heating systems. There are two pvc double glazed windows, central heating radiator, tiled floor covering, coving and a central ceiling light. A pvc double glazed exterior door from here gives access into the properties rear garden.

BEDROOM 1

11'10" x 9'9" (3.61m x 2.97m)

This is a large double room which has a pvc double glazed bay window to the front, double panel central heating radiator, coving, central ceiling light and two in-built wardrobes set into the chimney recesses.

BEDROOM 2

11'10" x 7'1" (3.61m x 2.16m)

This has a pvc double glazed window to the rear, central heating radiator, coving and a central ceiling light.

HOUSE BATHROOM

11'10" x 5'6" (3.61m x 1.68m)

The bathroom is fitted with a modern contemporary

three piece white suite comprising of panelled bath, a separate shower enclosure with an independent electric shower, wash basin inset to a vanity unit and a low flush wc. There is modern tiling to the four walls with a decorative dado tile, coordinating floor tiles, contemporary style towel rail/radiator, pvc a double glazed window and a ceiling light.

OUTSIDE

To the front of the property there is a pretty front garden, it has been hard landscaped with decorative stones, patio areas and has shaped flower beds and borders inset. A brick wall with wrought iron work to the boundary with a pedestrian gate giving access to the front door.

REAR GARDEN

The garden is all enclosed with concrete posts and timber fencing and walling to the perimeters, there is a central lawn, flower beds and borders stocked with a good variety of maturing plants and shrubs. There is gated access to a large timber shed whilst to the rear there is access to a concrete sectional garage which has a metal up and over door.

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 Friday 9:00 - 5:30 Saturday advice. Call us today: 01302
of boiler TBC 9 : 0 0 - 3 : 0 0 S u n d a y 760322.
www.hortonknights.co.uk

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 mbps.

OPENING HOURS - Monday -

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial

| 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 |  |

