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horton knights of doncaster



Petersgate, Scaithorpe, Doncaster, DN5 9JH  
Asking Price £165,000

**EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE / IMMACULATE CONDITION THROUGHOUT / 2 LARGE RECEPTION ROOMS / UTILITY & GF SHOWER ROOM / PRIVATE REAR GARDEN ASPECT / TWO GATED PARKING SPACES / INTERNAL VIEWING RECOMMENDED //**

An internal inspection is fully recommended to fully appreciate all this house has to offer. Beautifully presented throughout and with the benefit of a large rear extension adding an extra living room, shower & utility making a perfect family home. It has gas radiator central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, beautiful lounge, separate dining/kitchen, large living/ garden room, utility room and a ground floor shower room. On the first floor there are three good sized bedrooms and a modern white bathroom with shower. Outside there are 2 gated off road parking spaces, an attractive enclosed rear garden with a large modern summer house. The property is well placed with access to local amenities including shops, schools etc. plus access to the motorway networks via the A1.

**ACCOMMODATION**

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

**ENTRANCE HALL**

**13'0" x 5'10" max (3.96m x 1.78m max)**

The entrance hall is a good size, it has two pvc double glazed windows to the front and side elevations. A staircase to the first floor accommodation with a built-in understairs cupboard, central heating radiator, modern laminate flooring, coving and a central ceiling light. Double doors from here lead into an attractive front facing lounge.

**FRONT FACING LOUNGE**

**13'2" max x 12'8" max (4.01m max x 3.86m max)**

The lounge has a feature ornamental fireplace with a polished granite hearth and timber surround. There is a pvc double glazed window at the front, coving, wall lights, central ceiling light and a double panelled central heating radiator.

**DINING KICTHEN**

**18'10" x 10'0" (5.74m x 3.05m)**

This is a good size as evidence by the floorplan room measurements, it is fitted with a range of high and low level units finished with a dark blue coloured cabinet door with a contrasting stainless steel handle, a marble effect work surface, tiled splashback, a recess suitable for a gas cooker and a single drainer 1½ bowl stainless steel sink unit with a contemporary style mixer tap. There is plumbing for a dishwasher, room for a tall American style fridge freezer with further domestic appliances recesses, it is all finished with a vinyl floor covering and it opens directly into the dining area which has a central

heating radiator, a built-in understairs storage cupboard, and pvc double glazed double opening doors which give access into a living/ garden room.

**LIVING ROOM/ GARDEN ROOM**

**15'0" x 10'0" (4.57m x 3.05m)**

This has two pvc double glazed double opening doors leading into the rear garden, two high level velux windows, laminate flooring, central heating radiator, inset spotlighting to the ceiling, a door from here continues into a separate utility room.

**UTILITY ROOM**

**8'9" x 5'2" (2.67m x 1.57m)**

Fitted with a range of white fronted cabinets, there is a single drainer circular bowl with mixed tap, plumbing for an automatic washing machine/tumble dryers etc. There is a tiled flooring, a double glazed velux window, pvc double glazed exterior door and a further door to the ground floor shower room.

**GROUND FLOOR SHOWER ROOM**

All smartly finished with a modern white suite that comprises of a shower enclosure, wash basin and a low flush wc. There is a continuation of the tiled flooring, contemporary style towel rail/radiator, pvc double glazed window, extractor fan and a central ceiling light.

**FIRST FLOOR LANDING**

There is an access point into a boarded loft space, there is a deep built-in cupboard which also houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

**MAIN BEDROOM**

**13'0" x 11'3" (3.96m x 3.43m)**

This is a large double bedroom, it has a pvc double glazed window to the front, coving, central ceiling light and a deep recessed wardrobe style cupboard.

**BEDROOM 2**

**13'0" max x 9'8" max (3.96m max x 2.95m max)**

This has a pvc double glazed window to the rear, central heating radiator, coving, central ceiling light and a built-in wardrobe style cupboard.

**BEDROOM 3**

**8'7" x 8'2" (2.62m x 2.49m)**

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

**HOUSE BATHROOM**

Finished and fitted with a modern white suite that comprises of a shower style bath with a mains plumbed shower over including a glazed shower screen, pedestal wash hand basin and low flush wc. There is modern tiling to the four walls, pvc double glazed window, contemporary style towel/radiator and vinyl floor covering.

**OUTSIDE**

To the front of the property there is a concrete driveway with double gated access providing off road parking for two cars.

**REAR GARDEN**

To the rear of the property there is an enclosed garden area, it is all hard landscaped and designed for easier maintenance, there is also a modern

timber framed summer house which can be included. The rear garden has concrete post and timber fencing to the perimeters and enjoys a more private aspect with no houses directly behind it and a view towards the National Cycle Network pathway. External water and external power laid on.

**AGENTS NOTES:**

TENURE - FREEHOLD.

CONSTRUCTION - The property is classed as non-traditional construction.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating 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, 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.

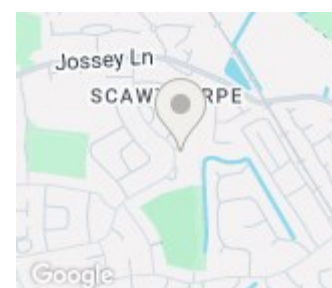
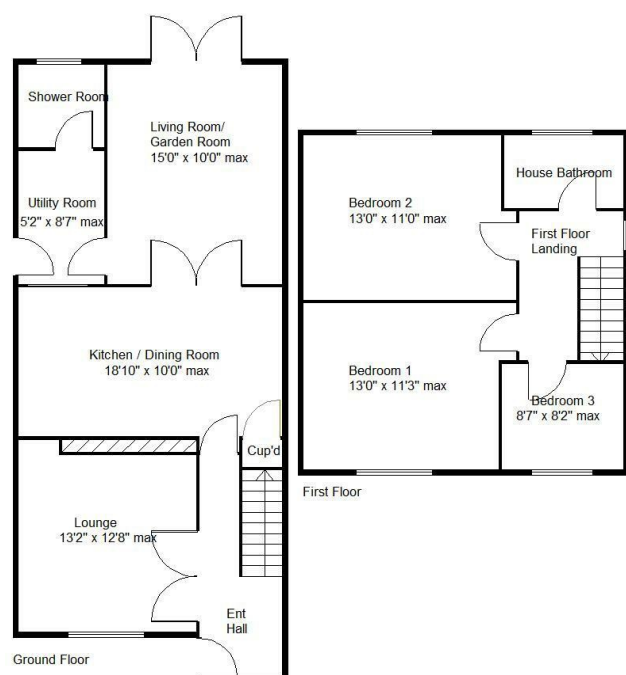
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	