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6 Langton Gardens, Branton, Doncaster, DN3 3PA  
Offers Over £215,000

**JUST LISTED.....A LARGER THAN AVERAGE EXTENDED 3 BEDROOM SEMI DETACHED PROPERTY / IMMACULATE LANDSCAPED REAR GARDEN / GCH SYSTEM / PVC DG / EXTENDED MODERN FITTED OPEN PLAN KITCHEN / EXTENDED BATHROOM / LOVELY CUL DE SAC WITHIN BRANTON VILLAGE / EARLY VIEWING ESSENTIAL//**

An attractive, extended 3 bedroom semi detached property on this lovely cul de sac. The property has gas central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, spacious front facing lounge, separate dining area opening into a large extended open plan kitchen, extended bathroom with a 4 piece suite, first floor landing and 3 good sized bedrooms. Outside is a lovely landscaped rear garden, long driveway, EV charge point and a brick garage. Very nice cul de sac position in this sought after village with good access to amenities including local shops, good schools and access to the motorway network. **PRICED TO SELL. EARLY VIEWING RECOMMENDED.**

**ACCOMMODATION**

A pvc double glazed entrance door with matching side screen leads into the properties entrance hall.

**ENTRANCE HALL**

This has a staircase to the first-floor accommodation, double panel central heating radiator, ceiling light, smoke alarm and door to lounge.

**LOUNGE**

**15'6" max x 13'0" max (4.72m max x 3.96m max)**  
This is a large square shaped room; it has a broad pvc double glazed window to the front and a further pvc double glazed window to the side. There is a central heating radiator, central ceiling light, ornamental fireplace with oak over mantel.

**OPEN PLAN DINING KITCHEN**

**31'0" max x 23'0" max (9.45m max x 7.01m max)**  
The dining area has inset spotlighting to the ceiling, tiled floor covering, a double panel central heating radiator, built-in understairs storage cupboard and a little recess nook, perfect for a home pc. A broad opening leads though into a now extended kitchen, this is fitted with a range of modern high- and low-level units finished with a worksurface over. There is a 5-ring gas hob inset into work surface with an extractor hood above and integrated oven beneath. There is also an integrated dishwasher, integrated fridge and freezer, deep units also provide concealment for washing machine and tumble dryer with appropriate plumbing. There are tiled splashbacks, a broad pvc double glazed window

with door and a pvc double glazed door which gives an outlook and access into the rear garden. There a high-level Velux double glazed window and inset spotlighting to the ceiling.

**GROUND FLOOR BATHROOM**

**10'0" x 5'6" (3.05m x 1.68m)**  
This is fitted with a 4-piece suite which comprises of a double ended bath with a central mixer tap, separate shower enclosure with mains plumbed thermostatic shower, wash hand basin and a low flush wc. There is tiling to the 4 walls, coordinating floor tiles, extractor fan, inset spotlighting and a contemporary towel rail/radiator.

**FIRST FLOOR LANDING**

From here there is access point into the loft space and doors to the bedrooms.

**BEDROOM 1 FRONT**

**113'6" max x 9'2" max (34.59m max x 2.79m max)**  
This is a large double bedroom, it has a broad pvc double glazed window with an outlook to the front, central heating radiator, laminate flooring, built-in door wardrobe and a further built in cupboard alongside which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a ceiling light and a ceiling fan.

**BEDROOM 2**

**15'0" x 8'0" (4.57m x 2.44m)**  
This is a good size second double bedroom, it has 2 pvc double glazed windows to the rear and side

elevations, central heating radiator and a ceiling light.

**BEDROOM 3**

**8'8" x 7'9" (2.64m x 2.36m)**  
Again, this is a good size third bedroom, it has a pvc double glazed window with an outlook to the rear, central heating radiator and a ceiling light.

**OUTSIDE**

To the front of the property there is a lawned garden with a concrete driveway which provides car standing and in turn leads to a brick garage which has an up and over door, power and light laid on.

**REAR GARDEN**

To the rear there is an enclosed garden, this has all been beautifully landscaped. There is concrete posts and timber fencing to the perimeters, porcelain tiled patio and sitting area which opens onto a lawn. There is also feature and ambient lighting and a raised flower bed with ornamental shrubs and plants inset including a lilac tree.

**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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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

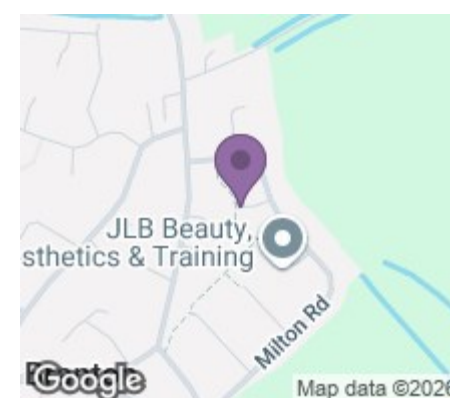
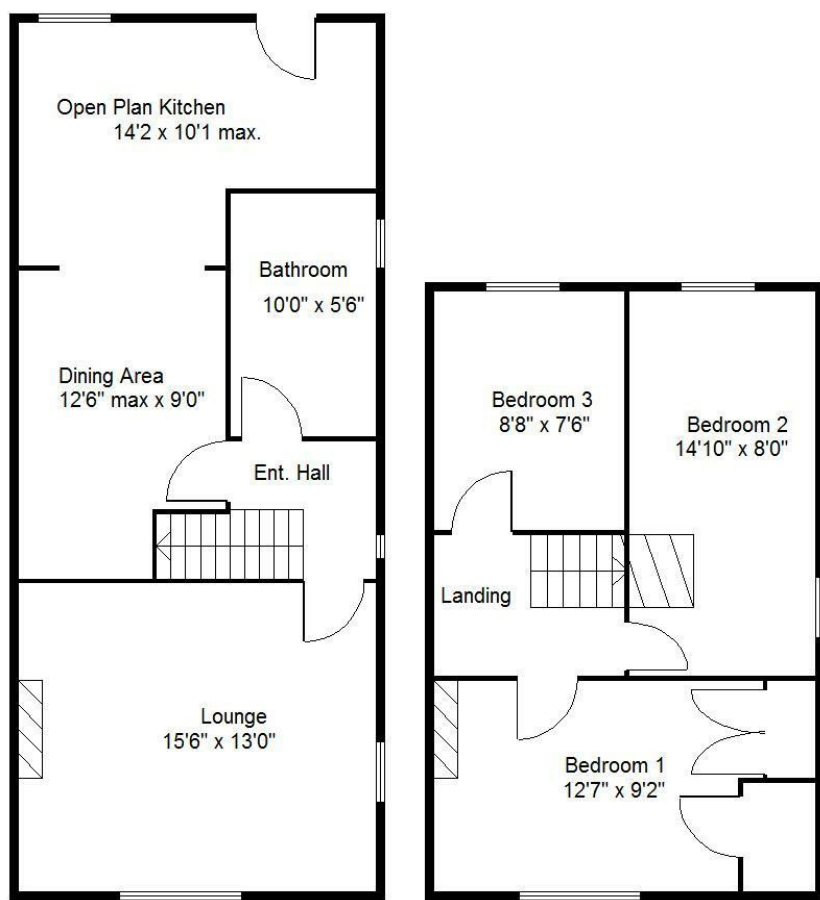
a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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](http://www.hortonknights.co.uk)

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