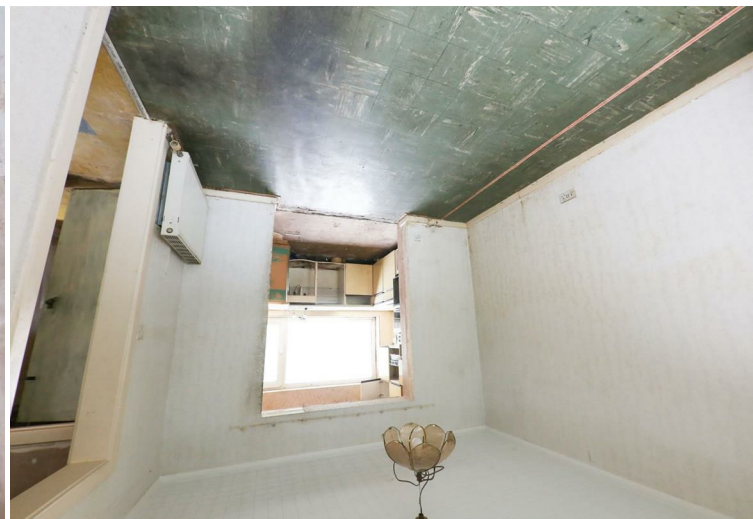




horton knights of doncaster

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Marquis Gardens, Barnby Dun, Doncaster, DN3 1DX
Offers Over £175,000

LARGE CORNER PLOT EXTENDING TO 450m2 / 3 BEDROOM EXTENDED SEMI DETACHED HOUSE / FRONT DRIVE, PARKING & GARAGE / RARE OPPORTUNITY / NEEDS UPDATING, BUT HAS FANTASTIC POTENTIAL / NO CHAIN //

Offered with huge potential, this extended 3 bedroom semi detached house stands in very large gardens extending to approx. 450m2. It does require updating, but if you can imagine it finished you'll have an amazing family home in a lovely sought after village. It briefly comprises: Open porch which leads into a hall, a front facing lounge, open dining area, extended kitchen, utility room, boot room and a ground floor wc. On the first floor there are 3 good sized bedrooms and a bathroom. Outside there is a large garden, extending to approx. 450m2 or 1/10th of an acre, overlooking farmland to the rear. Very popular riverside village, with good schools, local amenities, including local supermarket. NO CHAIN.

ACCOMMODATION

An open entrance porch leads into a hallway which has a staircase to the first floor accommodation.

HALL

There is a central heating radiator, tiled floor covering, built-in understairs storage cupboard and a door into a front-facing lounge.

LOUNGE

12'9" x 12'7" (3.89m x 3.84m)

This has a broad PVC double glazed window to the front, a central heating radiator, tiled flooring with a broad opening which continues through into the original dining area.

DINING AREA

10'0" x 9'2" (3.05m x 2.79m)

This has a double panel central heating radiator, central ceiling light, a doorway to the right gives access to the old kitchen, now more of a utility room.

EXTENDED KITCHEN

10'6" x 7'4" (3.20m x 2.24m)

This has a range of base and wall units, a single drainer stainless steel sink unit, a broad PVC double glazed window with an outlook over the garden and farmland beyond.

UTILITY ROOM

8'6" x 8'0" (2.59m x 2.44m)

This has a PVC double glazed window to the side, an enamelled sink unit, ceiling light and an old boiler (not working).

BOOT ROOM

8'1" x 7'4" (2.46m x 2.24m)

This has a PVC double glazed window, plumbing for a washing machine, and space for a dryer etc.

GROUND FLOOR WC

This has a PVC double glazed window, ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, access into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

12'0" x 11'8" (3.66m x 3.56m)

A good size double room, it has a broad PVC double glazed window which gives an outlook over the garden and countryside beyond. There is a central heating radiator, boarded floor, and a ceiling light.

BEDROOM 2

11'6" x 9'6" to 12'2" (3.51m x 2.90m to 3.71m)

This has a PVC double glazed window to the front, a central heating radiator, ceiling light and a boarded floor.

BEDROOM 3

9'2" x 8'7" (2.79m x 2.62m)

A comfortable sized third bedroom, as evidenced by the room measurements. There is a PVC double glazed window to the front, a central heating radiator, boarded floor and a ceiling light.

BATHROOM

The bathroom comprises of a 3 piece suite which comprises of a bath, wash basin and a low flush WC. There is a PVC double glazed window, ceiling light, boarded floor and a central heating radiator.

OUTSIDE

The property stands on a large corner plot which wraps around the front side and rear of the property. It is a mature plot, overgrown but a fantastic family sized garden. The garden itself has a outlook over farmland to the rear,

AGENTS NOTES:

TENURE - FREEHOLD - Assumed waiting for confirmation.

SERVICES - All mains services are connected.

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

HEATING - Radiator central heating system - not working.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate a n d 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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