

horton knights of doncaster

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Ings Lane, Arksey, Doncaster, DN5 0TA  
Guide Price £325,000 - £345,000

**IMMACULATE 3 BEDROOM DETACHED BUNGALOW / SPACIOUS LIVING THROUGHOUT / LOUNGE, DINING ROOM & GARDEN ROOM / IMPRESSIVE MODERN BREAKFAST KITCHEN / GORGEOUS CONTEMPORARY SHOWER ROOM / LARGE GARDENS, GARAGE & CARPORT / VIEWING RECOMMENDED //**

It's very rare to find a bungalow in this condition, it's literally ready to move into. The spacious accommodation benefits from a modern gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious lounge, separate dining room and a garden room beyond. There is a large modern fitted breakfast kitchen, inner hall, 3 large bedrooms and a lovely contemporary styled shower room. Outside is equally well maintained, situated in large gardens, ample parking, carport and a brick garage. Popular location within Arksey village. VIEWERS WILL NOT BE DISAPPOINTED.

**FRONT ELEVATION**

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

**ENTRANCE HALL**

This is all smartly finished with a laminate floor covering, central heating radiator, PVC double glazed window and oak interior door (which can be found throughout the remainder of the property) leads into the lounge.

**LOUNGE**

**16'2" x 14'0" (4.93m x 4.27m)**

A beautiful front facing reception room which has a broad PVC double glazed window to the front, a double panelled central heating radiator, coving, central ceiling light and matching wall lights. A door to the far end gives access into a now large breakfast kitchen.

**BREAKFAST KITCHEN**

**17'9" max x 11'10" max (5.41m max x 3.61m max)**

This is all smartly finished with a range of modern high and low level units finished with a handle-less light grey coloured cabinet door with a contrasting rolled edge work surface. There is a large range style cooker with extractor hood above and glass splashback. It has integrated dishwasher, composite type one and half bowl sink unit with mixer tap, a broad PVC double glazed window, laminate flooring, two contemporary style radiators, deep recess suitable for an american style fridge/freezer and a door leading to the dining room.

**DINING ROOM**

**12'2" x 8'9" (3.71m x 2.67m)**

This has PVC double glazing to the front and side elevations with feature ornate fan light, inset spot lighting to the ceiling, laminate flooring, double panelled central heating radiator and sliding doors that lead into the garden room.

**GARDEN ROOM**

**12'3" x 7'7" (3.73m x 2.31m)**

This has PVC double glazing, double glazed door, laminate flooring, inset spot lighting to the ceiling and an electric fire.

**INNER LOBBY**

There is a central heating radiator, laminate flooring, access point into the loft space with retractable style loft ladder and doors to the bedrooms and shower room.

**BEDROOM 1**

**14'1" x 11'10" (4.29m x 3.61m)**

A large double bedroom with a broad PVC double glazed window to the front, central heating radiator, central ceiling light and modern laminate flooring.

**BEDROOM 2**

**12'3" max x 9'3" max (3.73m max x 2.82m max)**

A good sized second double bedroom it has a PVC double glazed window without look over the property's rear garden, a central heating radiator, central ceiling light and laminate flooring.

**BEDROOM 3**

**12'0" x 7'10" (3.66m x 2.39m)**

This has a PVC double glazed window with an outlook into the property's rear garden, central heating radiator, laminate flooring and central ceiling light.

**SHOWER ROOM**

This has all been re-modelled and upgraded and creates a contemporary space. It has tiling to the four walls with decorative feature tiling, a mains plumbed thermostatic shower which includes a rainfall shower head, wash hand basin and low flush W/C inset to vanity furniture, coordinating floor tile, contemporary style towel rail/radiator, waterproof ceiling with inset spot lighting and extractor fan. There is also an illuminating wall mirror and a PVC double glazed window.

**OUTSIDE**

To the front of the property there is a good wide garden, half of the area has been block paved to provide car standing for 3-5 vehicles. It has an ornamental lawn with shared flower beds and borders, concrete posts and fencing to the perimeters which continues and leads to the side via a gated access that can also be accessed by the garden room.

**REAR GARDEN**

A good sized and private feeling garden with a large paved patio/sitting area which extends across the rear elevation. There is a raised artificial lawn with ornamental borders a further raised patio and sitting area across the far side, beautiful timber shed, gated access to the opposite side, external water, external power and flood lighting.

**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. Age of boiler...

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000x mbps and upload speeds of up to 1,000 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.

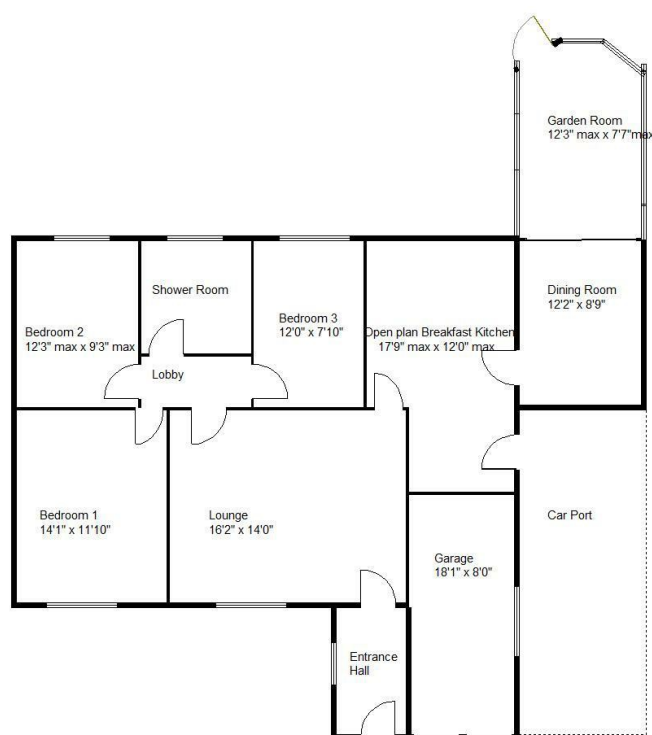
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advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday 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>		<b>75</b>
(55-68) <b>D</b>	<b>64</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	