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Grange Lane, New Rossington, Doncaster, DN11 0LN  
Offers Over £170,000

**LARGE 3 BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE PLOT ON THIS POPULAR ROADWAY / AMPLE OFF ROAD PARKING TO THE FRONT / BEAUTIFUL REAR GARDENS / MODERN DINING KITCHEN / PVC CONSERVATORY / 3 GOOD SIZED BEDROOMS / VIEWING RECOMMENDED //**

The property stands well back off Grange Lane with ample gated parking, it has a gas radiator central heating system via a combination type boiler (2020), pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, dual aspect lounge, large dining kitchen with modern cabinets and integrated cooking appliances, large pvc conservatory, 3 good sized bedrooms, bathroom with white suite and shower. Attractive gardens, the rear is a particularly good size. Well placed with access to amenities within Rossington, including local schools, shops, etc and easy access to the motorway network.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation with a stainless steel type banister rail, central ceiling light, tiled flooring and door into a dual aspect lounge.

**LOUNGE**

**16'2" x 10'8" (4.93m x 3.25m)**

A particularly good size, it has a pvc double glazed window to the front and further pvc double glazed double opening doors into the rear garden. Double panel central heating radiator, coving to the ceiling and a central ceiling light.

**OPEN PLAN DINING KITCHEN**

**16'2" max x 13'9" max (4.93m max x 4.19m max)**

This is fitted with a range of modern high and low level units finished with a high gloss cabinet door, a contrasting work surface with matching splashback, integrated appliances include a 4 ring gas hob with stainless steel splashback, extractor hood and integrated oven. It has a stainless steel single drainer sink unit with mixer tap, plumbing for an automatic washing machine with a built-in cupboard over which houses a gas fired combination type boiler which supplies the domestic water and central heating systems. There are 4 windows to the front and rear elevations, a deep built-in understairs storage cupboard, tiled flooring, 2 ceiling light points, central heating radiator and a pvc double glazed exterior type door which leads into the conservatory.

**PVC CONSERVATORY**

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

This has a pitched poly-carbonate style roof, 2 pvc double glazed doors which give access on to the patio

and rear garden, laminate flooring, ceiling light and power laid-on.

**FIRST FLOOR LANDING**

There is a broad window which gives an outlook over the property's rear garden, access point into the loft space with retractable loft ladders and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'0" x 10'6" (3.35m x 3.20m)**

A good sized double bedroom it has 2 pvc double glazed windows to the front and side elevations, a double panel central heating radiator and a central ceiling light.

**BEDROOM 2**

**14'9" max x 8'0" max (4.50m max x 2.44m max)**

This has 2 pvc double glazed windows to the front elevation, a central heating radiator, central ceiling light and built-in storage cupboard over the stair bulk head.

**BEDROOM 3**

**8'7" max x 7'10" max (2.62m max x 2.39m max)**

A comfortable third bedroom it has pvc double glazed window with an outlook over the property's rear garden, central heating radiator and a central ceiling light.

**FAMILY BATHROOM**

**7'7" x 4'8" (2.31m x 1.42m)**

This is fitted with a white suite that comprises of a panelled bath with shower over including glazed shower screen, a wash hand basin inset into vanity unit and a low flush wc. There is waterproof walling, coordinating ceiling, towel rail/radiator, laminate flooring, pvc double glazed exterior window, ceiling light and an extractor fan.

**OUTSIDE**

The property stands well back on this road, it has a dropped kerb leading to a gated driveway which provides ample parking for several cars, a further matching pedestrian side gate, fencing to the perimeters with decorative stones providing additional off road parking if required. There is access along the side of the property which also leads into the rear garden.

**REAR GARDENS**

A good size, it has concrete posts and timber fencing to the perimeters, mainly lawned, there are several decked patio and sitting areas, central lawn with shaped flower beds and borders and several sheds to the far end.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via combination type boiler. Age of boiler 2020.

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, O2 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.

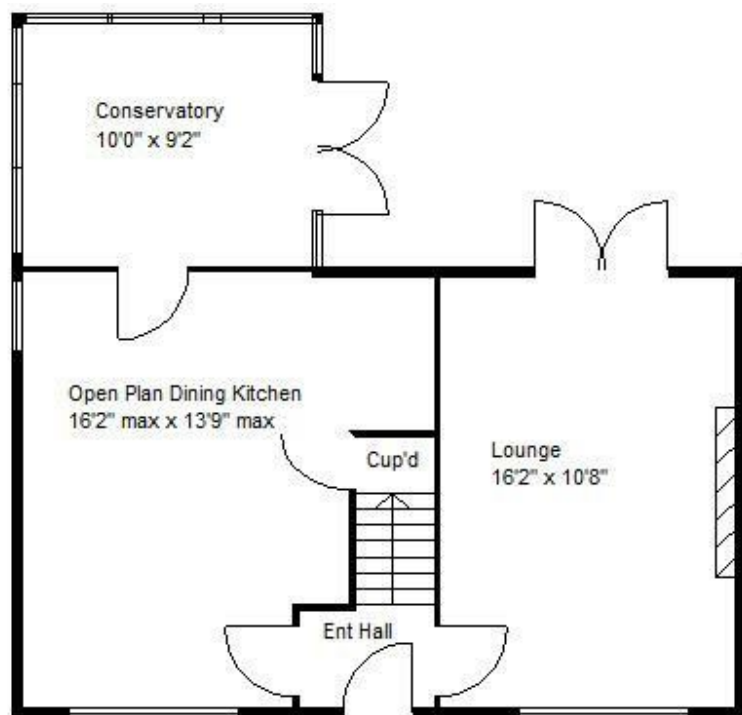
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to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

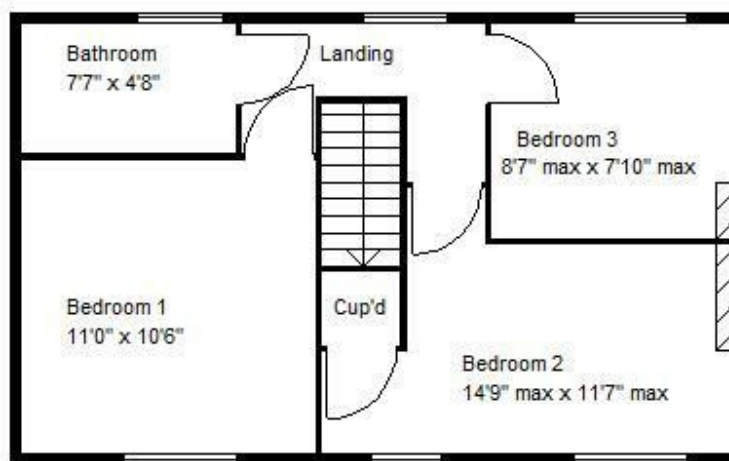
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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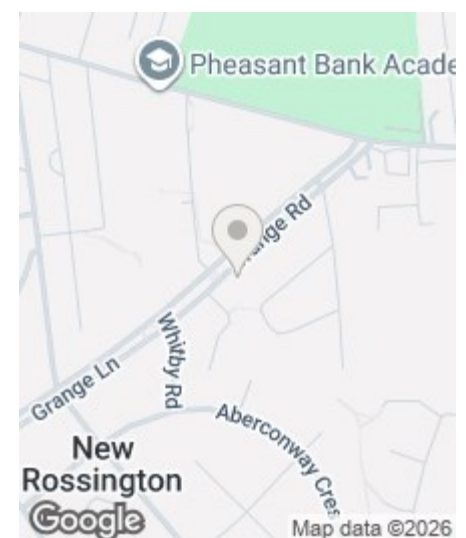
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	