



horton knights of doncaster

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Acacia Road, Cantley, Doncaster, DN4 6NT  
Guide Price £145,000 - £150,000

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**EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE / MUCH LARGER THAN AVERAGE GROUND FLOOR LIVING / GCH / DOUBLE GLAZING / ATTRACTIVE GARDENS / OFF ROAD PARKING & A DETACHED GARAGE / OPEN OUTLOOK TO THE FRONT OVER SCHOOL FIELDS //**

Located on this popular roadway with an attractive position overlooking school playing fields, an extended 2 double bedroom semi-detached house. It has a gas radiator central heating system, double glazing and briefly comprises: A long 'L' shaped entrance hall, spacious extended through lounge and dining room with a lean to style garden room to the far end, extended breakfast kitchen with integrated cooking appliances, separate utility and store to the side. First Floor Landing, 2 double bedrooms and a shower room. Outside there are attractive gardens, all designed for easier and lower maintenance. There is off road parking to the front with further access to a detached garage to the rear and a lovely enclosed garden. The property is well placed with access to local amenities including a good variety of shops, local schools etc. **INTERNAL VIEWING RECOMMENDED. NO UPWARD CHAIN. MOTIVATED SELLER.**

**ACCOMMODATION**

A timber casement double glazed entrance door leads into the property's 'L' shaped entrance hall.

**ENTRANCE HALL**

The entrance hall has a central heating radiator, coving to the ceiling, timber casement double glazed window to the front. There are 2 storage cupboards, one houses the fridge freezer with power laid on, plus more of a utility style storage area which has a range of base units, a wall mounted gas fired boiler, double glazed window, ceiling light.

**INNER HALL**

This has a staircase to the first floor accommodation, there is a central heating radiator, a built-in cloaks style cupboard and coving to the ceiling.

**EXTENDED KITCHEN**

This has a range of fitted base and wall units with a work surface over, there is a single drainer 1½ bowl stainless steel sink unit, a 4 ring induction hob, an integrated oven and space for a microwave. There is plumbing for an automatic washing machine, laminate flooring, 2 ceiling lights, 2 timber casement double glazed windows, a central heating radiator and a tall built-in storage cupboard.

**OPEN PLAN LOUNGE/ DINING ROOM**

**29'0" max x 10'6" max (8.84m max x 3.20m max)**  
The room is a good size, it has a deep double glazed bay window to the front, a feature fireplace with an electric fire inset, central heating radiator, coving to the ceiling, 2 central ceiling lights and a sliding door which leads into a lean-to style garden room.

**GARDEN ROOM**

**8'0" x 6'6" (2.44m x 1.98m)**  
This has a pvc double glazed door which gives access out into the rear garden. There is a central heating radiator, wall light and a timber glazed side screen.

**FIRST FLOOR LANDING**

There is a timber casement double glazed window to the side, a drop down ladder gives access into a boarded loft space providing useful additional storage ( once used as a dark room for photography, if that gives an idea of size) and doors to the bedrooms and bathroom.

**BEDROOM 1**

**14'7" max x 9'6" (4.45m max x 2.90m)**  
This is a large double bedroom with a particularly pleasant outlook over the school playing fields. There is a central heating radiator, laminate flooring, a range of built-in wardrobes spanning the length of one wall concealing hanging rail and storage.

**BEDROOM 2 REAR**

**11'3" x 9'9" (3.43m x 2.97m)**  
This is a good size second double bedroom, it has a timber casement double glazed window to the rear, a central heating radiator, laminate flooring, coving to the ceiling and a ceiling light.

**SHOWER ROOM**

Originally a bathroom, now re modelled to create a shower room. It is fitted with a shower enclosure

including an independent electric shower unit, a wash-hand basin and a low flush wc, set into bathroom furniture. There is a timber casement double glazed window, extractor fan, ceiling light, coving to the ceiling, vinyl flooring and a central heating radiator.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a dropped kerb which gives gated access on to a front drive. There is an ornamental artificial lawn, flower bed and border, stocked with a variety of shrubs and plants.

**REAR GARDEN**

Again, this is all nicely enclosed, it has been designed for easier and lower maintenance with a hard landscaped paved patio and sitting areas. It has a raised planter with space for pots with several ornamental shrubs and plants inset. There is a separate access into the rear garden from a rear lane which in turn gives access into a detached brick built garage, which has a timber window and a timber personnel side door. There is external flood lighting and an external tap.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - A mixture of timber casement and pvc double glazing, where stated. Age of units

various.

HEATING - Gas radiator central heating system via a condensing type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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

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Energy Efficiency Rating		
	Current	Potential
Very very 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		
	57	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	