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horton knights of doncaster



Nunnington Way, Kirk Sandall, Doncaster, DN3 1FE
Offers Around £180,000

END OF CUL-DE-SAC LOCATION / WELL PROPORTIONED END TOWN HOUSE / CLOSE TO LOCAL AMENITIES / IDEAL FOR COMMUTING / THREE DOUBLE BEDROOMS / GARAGE AND DRIVEWAY//

Tucked away at the end of this popular cul-de-sac in Kirk Sandall this large three storey, three bedroom end town house benefits from PVC double glazing and gas fired central heating and comprises; Entrance hall, ground floor W/C, fitted kitchen, good sized lounge/diner with access into the side and rear gardens. First floor landing; two good sized double bedrooms and the main bathroom on the first floor and the whole of the second floor taken up by the Principle bedroom suite including an en-suite shower room. Outside the property has an enclosed rear garden with side garden plus a driveway and a brick built garage. Located where the property is affords it great access to local amenities, particularly for commuters being so close to Kirk Sandall railway station but also other amenities beyond including good bus routes, supermarkets and local shops and schools. All in all an excellent family home which must be viewed to appreciate all it has to offer.

ACCOMMODATION

Double glazed entrance door gives access to;

ENTRANCE HALL

Central heating radiator, timber style panelling to dado level to the walls, stairs rising to the first floor and doors leading to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a low flush W/C with a wall mounted corner set wash hand basin with a tiled splashback, central heating radiator, extractor fan and tile effect vinyl floor covering.

KITCHEN

10'0 x 6'8 (3.05m x 2.03m)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1½ bowl stainless steel sink with tiled splashbacks. There is an integrated brushed stainless steel electric fan assisted oven with matching five ring gas hob with wok burner above and an extractor hood. There is also appliance recesses for a tall fridge freezer and plumbing for a washing machine with a tile effect vinyl floor covering continued through from the entrance hall, central heating radiator, PVC double glazed window to the front and a cupboard housing the gas central heating boiler.

LOUNGE/DINING ROOM

19,7 x 13'6 (5.79m,2.13m x 4.11m)

This is a lovely sized room tucked away at the rear of the property with a PVC double glazed bay window and double glazed French style doors giving access into the rear garden with coving to the ceiling, central heating radiator and large built-in understairs storage cupboard.

FIRST FLOOR LANDING

With central heating radiator, doors leading off to the first floor accommodation and stairs rising to the second floor.

BEDROOM 2

13'5 x 9'6 (4.09m x 2.90m)

This is a good sized double room and has a PVC double glazed to the rear elevation with central heating radiator with decorative radiator cover, grey wood style laminated flooring and hanging rails providing good storage space.

BEDROOM 3

13'5 x 8'7 (4.09m x 2.62m)

Again this is a good sized double room which extends to the full width of the house with two PVC double

glazed windows to the front, central heating radiator with decorative cover and wood style laminated flooring.

MAIN BATHROOM

Fitted with a white suite comprising low flush W/C, pedestal wash hand basin and panelled bath with tiling to the bathing and splashback areas, white wood style laminated flooring, central heating radiator, extractor fan and PCC double glazed window to the side.

PRINCIPLE BEDROOM SUITE

22'11 x 9'11 (6.99m x 3.02m)

All of the second floor is taken up by the main bedroom and en-suite. The bedroom has a PVC double glazed window overlooking the front with two central heating radiators, access to the roof void above and grey wood style laminated flooring.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising low flush W/C, pedestal wash hand basin and corner set shower cubicle with a mains plumbed shower. There is wood style vinyl floor covering, tiling to the splashback areas with a central heating radiator and double glazed velux style window to the rear, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a small forecourted area laid to lawn with an access pathway and an external storage cupboard providing useful space. To the rear and side there is a good size lawned garden with paved patio with a combination of stone built wall with timber insets and concrete posts and timber fencing to the boundary, outdoor plug sockets and tap. A timber gate gives access to the rear of the property. At the far side of the parking lot at the back there is a driveway and garage which forms part of a block of 3 which belongs to No. 43.

GARAGE

The garage has a roller style shutter door and has light and power supplied.

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 TBC

COUNCIL TAX - Band C

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.

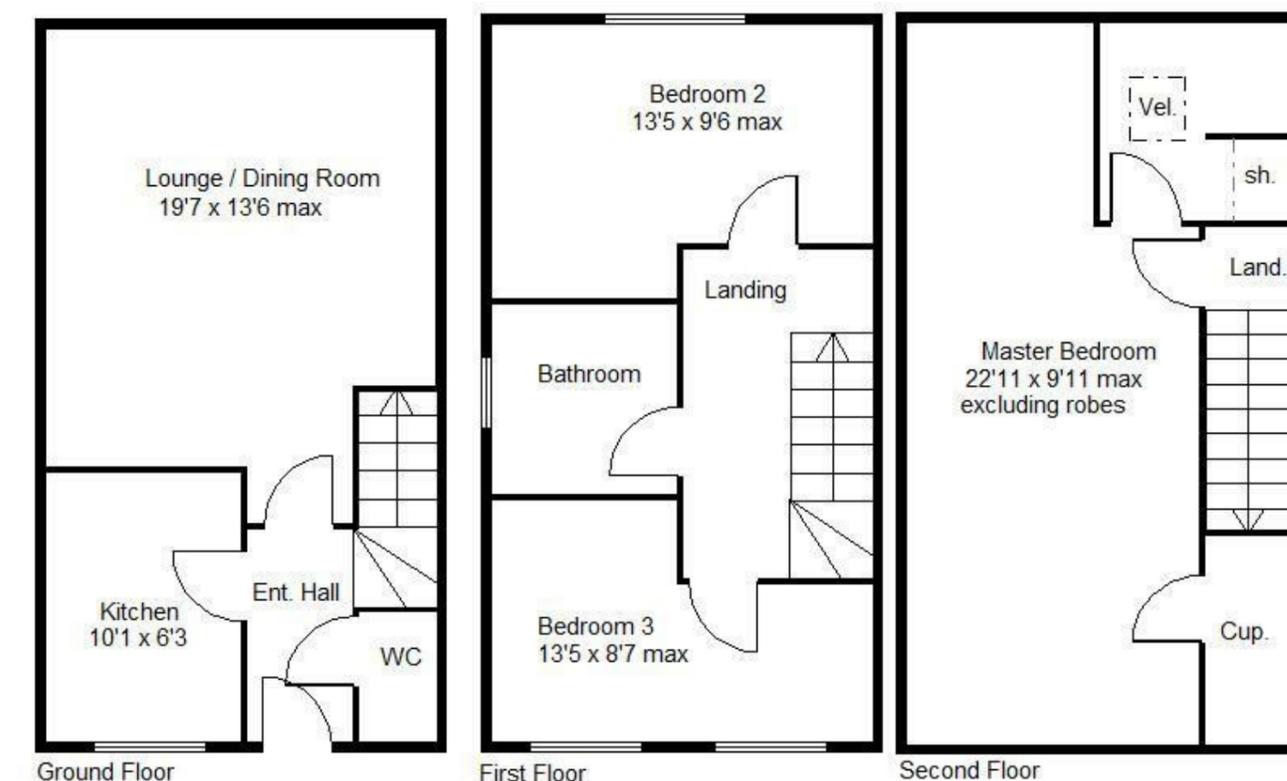
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales		EU Directive 2002/91/EC	