

horton knights of doncaster

116 Brecks Lane, Kirk Sandall, Doncaster, DN3 1QE



COMING SOON.....A SPACIOUS FAMILY DETACHED HOME WITH FOUR DOUBLE BEDROOMS / KITCHEN / LOUNGE / SEPARATE DINING ROOM /GROUND FLOOR WC FOUR DOUBLE BEDROOMS / HOUSE BATHROOM / ENCLOSED REAR GARDEN / DRIVEWAY WITH AMPLE PARKING / ATTACHED GARAGE / OVERLOOKS WOODLAND TO THE FRONT / VIEWING A MUST //

Asking Price £260,000

ACCOMMODATION

The property details are currently being prepared and will be available shortly. Should you wish to view the property please do not hesitate to contact our office on 01302 760322.

ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

6.53m x 3.73m (21'5" x 12'3")

KITCHEN

3.84m x 2.87m (12'7" x 9'5")

DINING ROOM

3.51m x 3.12m (11'6" x 10'3")

FIRST FLOOR LANDING

BEDROOM 1

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

BEDROOM 2

3.58m x 2.67m (11'9" x 8'9")

BEDROOM 3

3.25m x 3.20m (10'8" x 10'6")

BEDROOM 4

3.25m x 2.64m (10'8" x 8'8")

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

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 D.

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

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

