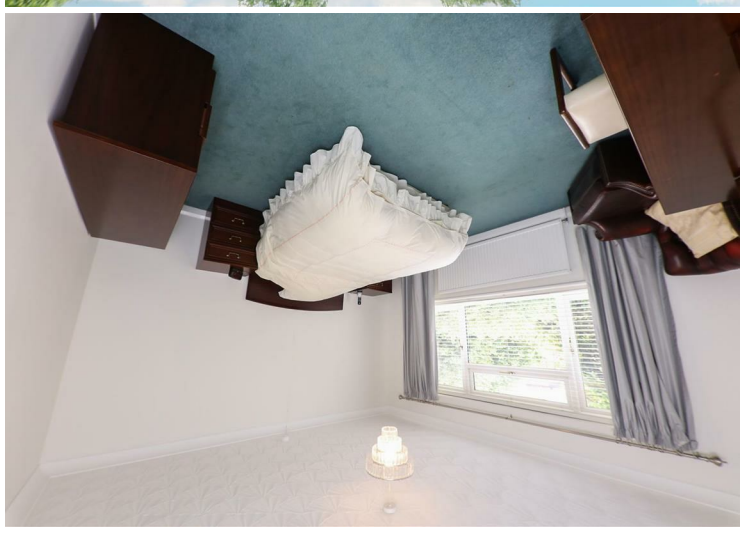
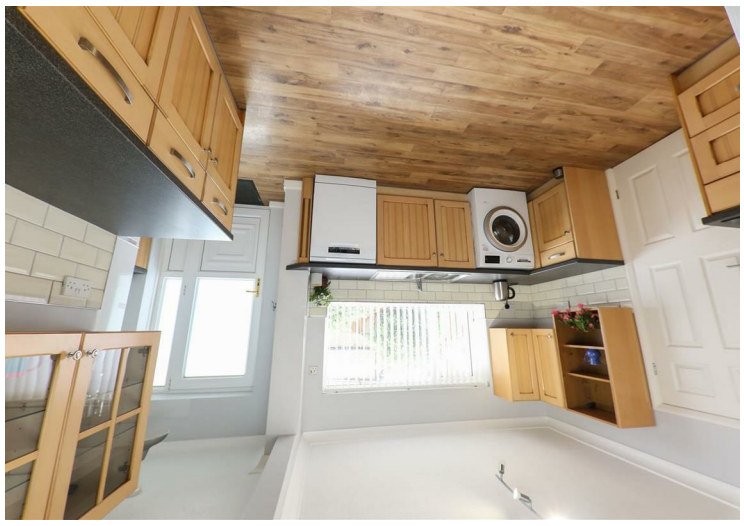







horton knights of doncaster

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Jossey Lane, Scawthorpe, Doncaster, DN5 9DL

Offers Over £300,000

LARGE 3 BEDROOM DETACHED BUNGALOW / WIDE DOUBLE PLOT SIZED GARDEN / SOUGHT AFTER TREE LINED ROADWAY / TWO SEPARATE RECEPTION ROOMS / LARGE FITTED KITCHEN WITH APPLIANCES / 3 GOOD SIZED BEDROOMS / FULL SHOWER ROOM PLUS SEPARATE WC / GARAGE BLOCK, UTILITY ROOM & STORE / CHAIN FREE / VIEWING ESSENTIAL //

Located on Jossey Lane, an attractive and highly sought after tree lined roadway, a deceptive 3 bedroom detached bungalow. The property sits on a wide double plot offering ample parking with space for motor homes, caravans or similar. Internally the true bungalow offers well proportioned and flexible single storey living. It benefits from gas radiator central heating via a modern combination type boiler, pvc double glazing , CCTV, alarm and briefly comprises: Large entrance hall leading to an inner hall area, an attractive front facing lounge and a separate dining room, a good sized fitted kitchen with integrated appliances, 3 good sized bedrooms, a modern shower room plus a separate wc. Outside are attractive gardens, wide driveway plus a detached garage block, utility room and store. The property is well placed on Jossey Lane giving access to a range of amenities including shops, schools etc. plus /easy access to the A1 and motorway networks. EARLY VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION
A pvc double glazed entrance door with matching side screens leads into the entrance hall.

ENTRANCE HALL
The entrance hall is all beautifully finished with real wood flooring, double panel central heating radiator, delft rail, ceiling light, a tall built-in cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and the central heating systems. The hall continues and opens into;

INNER HALL AREA
This has a continuation of the real wood flooring, coving to the ceiling, ceiling light, ventilation system and doors to the bedrooms and shower room.

FRONT FACING LOUNGE
14'10" x 11'0" (4.52m x 3.35m)
This is a attractive room, it has a broad pvc double glazed window to the front, a double panel central heating radiator, coving to the ceiling, central ceiling light and a feature fireplace incorporating an electric fire. A second door leads into a separate dining room which also can be accessed from the kitchen.

DINING ROOM
11'10" x 8'10" (3.61m x 2.69m)
The dining room is a good size, it has a pvc double glazed window to the side, a central heating radiator, coving to the ceiling and a door into the kitchen.

FITTED KITCHEN
12'0" max x 11'9" max (3.66m max x 3.58m max)
This is all smartly finished with a range of high quality cabinets, a rolled edge work surface and a tiled splashback. Integrated appliances include a 4 ring ceramic hob, a double oven, space and plumbing for a dishwasher and a washing machine, plus a further tall recess suitable for a fridge freezer. There is a single drainer 1½ bowl stainless steel sink unit, laminate flooring, double panel central heating radiator, inset spotlighting and a further pendant light and coving to the ceiling, A pvc double glazed door gives access into the rear garden and there's a pvc double glazed window. From the kitchen a door returns into the hall .

BEDROOM 1
13'0" x 12'0" (3.96m x 3.66m)
A large double bedroom, it has a broad pvc double glazed window with an outlook into the rear garden, a central heating radiator, coving to the ceiling and a central ceiling light.

BEDROOM 2
12'10" x 10'9" (3.91m x 3.28m)
Again, an excellent sized double bedroom, it has a pvc double glazed window to the front, central heating radiator, ceiling light and built-in wardrobes.

BEDROOM 3
7'8" x 7'0" (2.34m x 2.14m)
This is a comfortable sized third bedroom. It has a pvc double glazed window to the front, a central heating radiator, an open storage recessed area and a central ceiling light.

SHOWER ROOM
The bathroom has been modernised in recent times to create a modern shower room. It has a walk-in shower enclosure with modern tiling, a wash-hand basin and a low flush wc. There is a pvc double glazed window, inset spotlighting to the ceiling, extractor fan, contemporary style towel rail/radiator plus an access point into the loft space.

SEPARATE WC
Fitted with a low flush wc, a wash basin set onto a vanity unit, extractor fan, ceiling light and tiled flooring.

OUTSIDE
The bungalow sits on a nice wide double plot, a gated entrance leads to a large drive offering ample car parking and space for a motorhome or similar. The garden is well stocked with maturing shrubs and plants including a tree lined frontage offering a high degree of privacy.

DETACHED GARAGE
The garage has an up and over door, power and light laid on. To the side of the garage there are several attached stores including a boot room and a larger utility room. The boot room has a porcelain sink with mixer tap, ceiling light and a pvc double glazed window.

UTILITY ROOM
This has modern cabinets, a tiled flooring, extractor fan, ceiling light, a pvc double glazed window, with power laid on and space for secondary freezers/fridges/tumble dryers etc.

REAR GARDEN
To the rear of the property, there is a beautiful enclosed garden, this has fencing and walling to the perimeters. The garden is designed for easier and lower maintenance, with many paved and pebbled areas perfect for a table and chairs, interspersed with maturing shrubs, ornamental trees and plants etc. There is external power, external lighting including 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 central heating system installed via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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

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.

