



**19 Boulton Drive,
Old Cantley, Doncaster, DN3 3QX**

Reduced to: OiRo: £340,000

A beautifully appointed and substantially extended, three bedroomed reconstituted stone built detached bungalow, occupying a delightful cul-de-sac location in the sought after village of Old Cantley.

Gas central heating and uPVC double glazed windows are installed, extended lounge/dining room and extended sitting room, breakfast kitchen with quality fitted units and integrated appliances, attractive landscaped gardens, double width driveway leading to integral garage.

An internal inspection is highly recommended to appreciate the high standard of accommodation.



GROUND FLOOR

Entrance Porch with uPVC entrance door with opaque glass and door leading into the garage.

Inner Hallway with built in cloaks cupboard, additional built in cupboard housing the wall mounted gas central heating boiler, radiator, access to loft, telephone point.

Shower Room with a white suite comprising of tiled shower compartment with thermostatically controlled shower, wall mounted wash basin, low level wc, tiled walls, heated towel rail, extractor fan to ceiling, electric shaver socket.

Extended Lounge/Dining Room 12' 4" x 24' 9" (3.76m x 7.55m) (first measurement reducing to 11') with an attractive feature fireplace, two radiators, cornice ceiling mouldings, fitted dado rail, uPVC double glazed French doors lead into the rear garden.

with extractor hood over, tall cupboard housing the built in oven, built in wine rack, matching wall mounted cupboard units and display shelving, radiator, laminate floor covering, matching breakfast bar, inset spotlights to ceiling and opening into the sitting room.



Extended Sitting Room with matching laminate floor covering, radiator, cornice ceiling mouldings, uPVC double glazed French doors leading into the rear garden.



Breakfast Kitchen 17' 9" x 10' 10" (5.42m x 3.31m) (second measurement reducing to 6' 10") with a generous range of quality fitted kitchen units comprising of base cupboard and drawer units with roll edge worktops, with an inset 1.5 bowl stainless steel sink unit, built in dishwasher and incorporating split level cooker equipment comprising of a four ring electric ceramic hob unit

Front Bedroom 1 11' 0" x 17' 4" (3.36m x 5.29m) (second measurement to the wardrobe front) with a

range of quality fitted bedroom furniture comprising of a range of fitted wardrobes with hanging space, matching dresser unit, radiator, telephone point, front facing bowed bay window, cornice ceiling mouldings.



Front Bedroom 2 10' 0" x 16' 9" (3.05m x 5.11m) with front facing bowed bay window, radiator, cornice ceiling mouldings.

separate tiled shower compartment with thermostatically controlled shower, range of vanity units with storage cupboards with an inset wash basin, low level wc, matching wall mounting cupboard units, wall mounted mirror, tiled walls, heated towel rail, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies attractive formally landscaped gardens. There is an open plan lawned front garden with well stocked flowerbeds, with an adjacent double width driveway providing ample off-road parking and leads to the garage. There is gated access to the attractive fence enclosed rear garden which, again, is predominantly neatly laid to a shaped lawn with block paved footpaths and stone flagged patios. Lean-to aluminium framed greenhouse. Timber garden store. External cold water tap beneath kitchen window.



Rear Bedroom 3 8' 3" x 11' 7" (2.52m x 3.54m) with radiator, cornice ceiling mouldings, telephone point.



Bathroom 8' 7" x 10' 0" max (2.62m x 3.05m max) with a quality white suite comprising of panel bath (hot and cold mixer tap with shower fitment),



Garage 8' 7" x 17' 3" (2.62m x 5.26m)
Part integral garage, with remote control up-and-over door, lighting and power are installed, side personal door and internal cold water tap.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

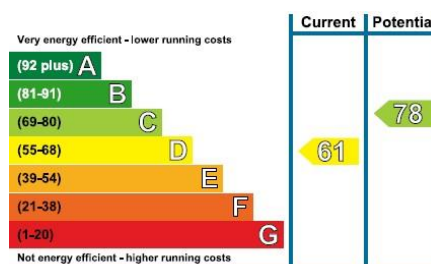
SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

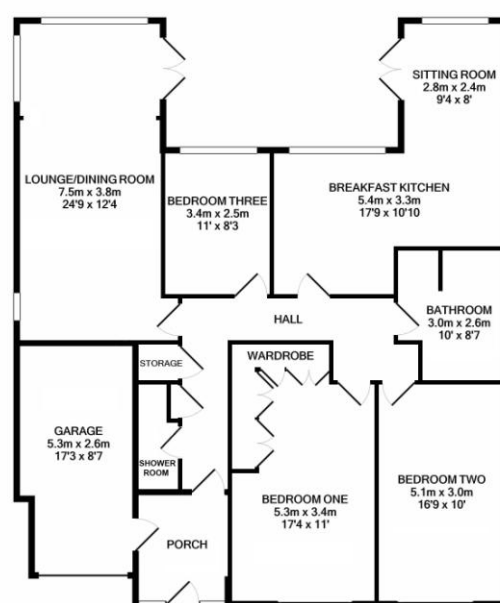
DIRECTIONS: The property is situated within this desirable village of Old Cantley and can be approached by travelling from the direction of Doncaster into Bessacarr along Bawtry Road, turn left into Cantley Lane, at the roundabout turn left into School Lane, which leads into Old Cantley itself, bear right into Main Street and turn left into Boulton Drive. The property will be found on the left hand side of the cul-de-sac.

ENERGY PERFORMANCE

Energy Efficiency Rating: Current D 61; Potential C 78



A full copy of the EPC is available upon request.
RA 23106 NH/DR 14/08/20



TOTAL APPROX. FLOOR AREA 123.2 SQ.M. (1326 SQ.FT.) EXCLUDING GARAGE
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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