



**19 Plover Court,
Rossington, Doncaster, DN11 0HU**

Offers in Region of £190,000

An exceptionally well appointed family sized three bedroomed detached house offering well proportioned and extended family sized accommodation.

Situated within a delightful cul de sac location within the desirable village of Rossington.

Local amenities are close at hand including local shops, schools and excellent local transport links.

Gas central heating and uPVC double glazed windows are installed.

Ground floor extended kitchen with generous range of quality fitted kitchen units with integrated appliances.

Attractive established gardens with driveway leading to the rear detached brick garage.

An internal inspection is highly recommended.



GROUND FLOOR

Entrance Hall with uPVC entrance door with opaque glass, telephone point, built in cloaks cupboard.

Lounge 14' 3" x 13' 0" (4.36m x 3.96m) with front facing bowed bay window with contemporary surround feature fireplace with electric fire, double radiator, cornice ceiling mouldings, archway leading into.



Dining Room 17' 6" x 8' 6" (5.34m x 2.6m) (overall measurement). With 1 x double and 1 x single panel radiator, cornice ceiling mouldings, under stair storage cupboard.



Extended Kitchen 14' 9" x 8' 9" (4.5m x 2.67m) with a range of quality gloss fronted kitchen units comprising base cupboard and drawer units with roll edge worktops with an inset stainless steel sink unit, plumbing and recess for automatic washing machine and incorporating split level cooker equipment comprising a four ring gas hob unit with stainless steel splash back and extractor hood over, tall larder cupboards housing the built in oven, microwave oven and integrated fridge freezer, matching wall mounted cupboard units, cornice ceiling mouldings, inset spotlights to ceiling, uPVC double glazed sliding patio door lead into the rear garden.

**FIRST FLOOR**

Landing with built in cupboard housing the wall mounted gas central heating boiler, cornice ceiling mouldings, access to loft, which is part-boarded and has lighting installed.

Front Bedroom 1 10' 0" x 10' 7" (3.05m x 3.23m) with radiator, cornice ceiling mouldings.





Rear Bedroom 2 10' 0" x 11' 3" max. (3.05m x 3.43m max) with radiator, cornice ceiling mouldings.



Front Bedroom 3 7' 3" x 10' 9" (2.21m x 3.28m) (overall measurements) with radiator, cornice ceiling mouldings, built in wardrobe with hanging space and additional built in storage cupboard.



Bathroom 7' 3" x 5' 4" (2.21m x 1.63m) with an attractive white suite comprising panelled bath with

electric shower over and shower screen, pedestal wash basin, low level wc, radiator, attractive tiled walls, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies good sized established gardens to the front and rear, with a lawned front garden standing behind a brick boundary wall with established conifer hedge. There are surrounding flower borders containing slate chippings. The block paved driveway leads to the rear brick built garage. There is gated access to the enclosed rear garden which is predominantly laid to a shaped lawn with flower and shrub borders, stepping stone footpath, stone flagged patio and brick barbecue. External lights. External cold water tap.



Garage with up and over door, lighting and power sockets are installed (newly rewired).



DIRECTIONS: The property can be approached by travelling from Doncaster into Rossington along Sheep Bridge Lane. At the mini roundabout proceed into Station Road, take the first turning left into Kestrel Drive and take the first turning right into Plover Court. The property will be found on the left hand side.

ENERGY PERFORMANCE

Energy Efficiency Rating: Current D 64, Potential C 79

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
RA 23135 NH SC 05/11/20

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.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

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.

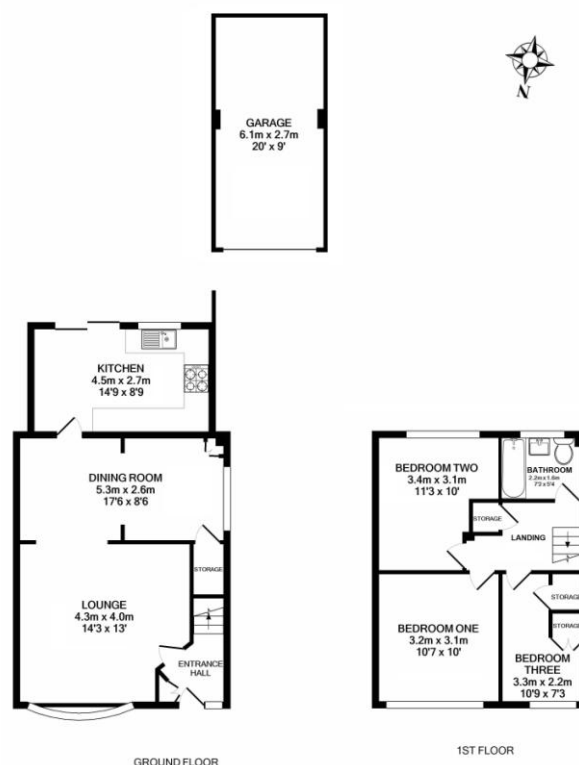
MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

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.



TOTAL APPROX. FLOOR AREA 84.4 SQ.M. (908 SQ.FT.)

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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