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the family estate agents

Reduced Price Guide

£359,950

EPC Rating: C

10 Bracon Close

Belton, Doncaster, North Lincolnshire, DN9 1RY
5 Bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED FAMILY HOME
- ✓ A MOST ATTRACTIVE FITTED DINING KITCHEN & UTILITY ROOM
- ✓ 5 BEDROOMS
- ✓ 2 EN-SUITES & A MAIN FAMILY BATHROOM
- ✓ PLEASANT GARDENS
- ✓ LARGELY EXTENDED AND VERSATILE ACCOMMODATION



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UNAPPROVED DRAFT BROCHURE

A superb modern detached family home offering largely extended and improved accommodation that would be ideal for a family with flexible accommodation comprising;

CENTRAL ENTRANCE HALLWAY

With a composite double glazed entrance door with pattern glazing, attractive laminate flooring, wall mounted thermostatic control for the central heating, wall to ceiling coving, traditional straight flight staircase allows access to the first floor accommodation with open spell balustrading with under stairs storage.

SITTING ROOM

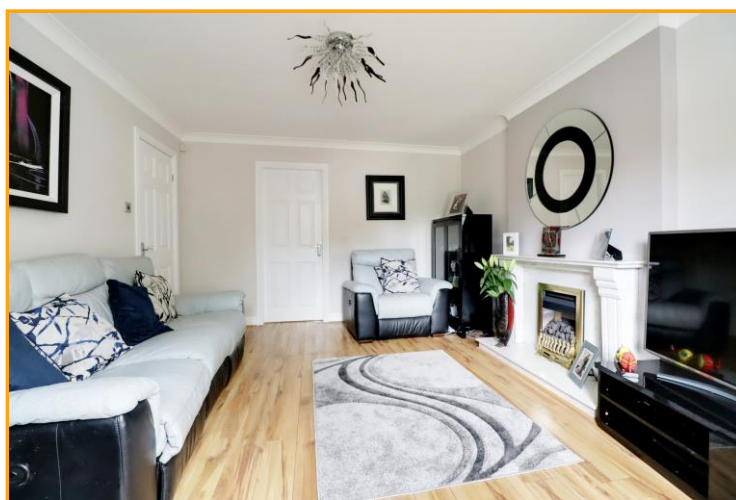
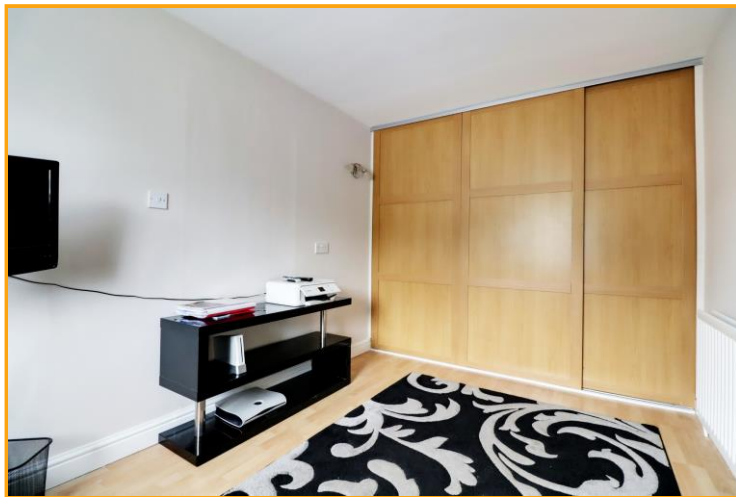
Measures Approx. 2.53m x 4.46m (8' 4" x 14' 8"). Enjoying a front uPVC double glazed window, attractive laminate flooring, fully fitted bank of wardrobes to one wall with sliding oak style fronts, three double wall light points and TV point.

FRONT LIVING ROOM

Measures Approx. 3.57m x 4.25m (11' 9" x 13' 11"). Plus a projecting bay with front uPVC double glazed window, attractive laminate flooring, feature live flame coal effect gas fire with a polished marble surrounding and deep projecting mantle, TV point, wall to ceiling coving and door leading through to;

FORMAL DINING ROOM

Measures Approx. 2.56m x 2.98m (8' 5" x 9' 9"). With attractive laminate flooring, wall to ceiling coving, internal woodgrain effect uPVC double glazed French doors lead through to;



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CONSERVATORY

Measures Approx. 3.7m x 2.45m (12' 2" x 8' 0"). With dwarf walling with uPVC double glazed windows above, side French doors allow access to the garden, polycarbonate hipped and pitched roof and laminate flooring.

CLOAKROOM

Enjoys a two piece suite comprising a low flush WC, pedestal wash hand basin with tiled splash back and laminate flooring.

ATTRACTIVE DINING KITCHEN

Measures Approx. 5.19m x 3.43m (17' 0" x 11' 3"). Enjoying rear uPVC double glazed French doors allowing access to the garden, rear uPVC double glazed window and the kitchen enjoys an extensive range of oak shaker style low level units, drawer units and wall units with brushed aluminium curved pull handles with two wall units having glazed fronts, internal glass shelving and downlighting, complementary patterned rolled edge working top surface with tiled splash back incorporates a one and a half bowl sink unit with drainer to the side and chrome block mixer tap, built in 5-ring gas stainless steel hob with an overhead broad canopied extractor with downlighting, eye level double oven and microwave, space for an American style fridge freezer, integral dishwasher, tiled flooring, inset modern ceiling spotlights and internal door through to;

UTILITY ROOM

Measures Approx. 2.67m x 2.33m (8' 9" x 7' 8"). Enjoying a rear uPVC double glazed entrance door with inset pattern glazing with adjoining window allowing further access to the garden, matching furniture to the kitchen with a patterned rolled edge working top surface with tiled splash back incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, continuation of tiled flooring and personal door through to the garage.



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FIRST FLOOR SPACIOUS LANDING

Enjoys a front uPVC double glazed window, continuation of open spell balustrading, fitted airing cupboard with cylinder tank and shelving, loft access and door through to;

REAR DOUBLE BEDROOM 1

Measures Approx. 3.61m x 3.48m (11' 10" x 11' 5"). Enjoying a rear uPVC double glazed window, fitted wardrobes, TV point and door through to;

STYLISH EN-SUITE SHOWER ROOM

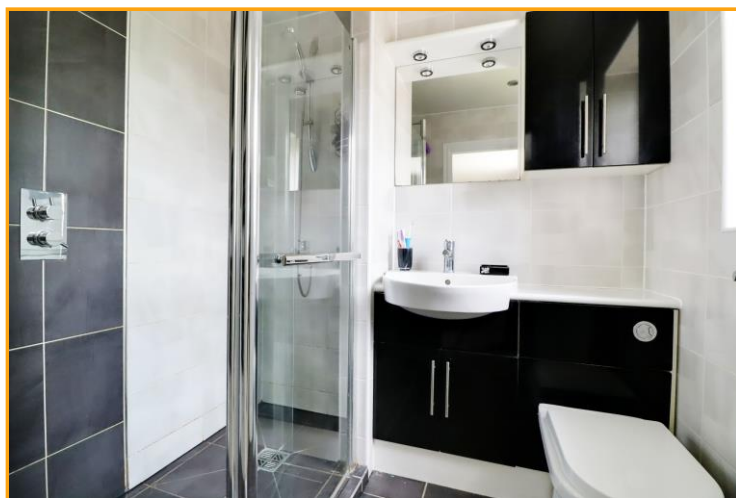
Measures Approx. 1.68m x 1.95m (5' 6" x 6' 5"). Enjoying a rear uPVC double glazed window with inset pattern glazing and a stylish suite in white comprising a close coupled low flush WC with adjoining vanity wash hand basin set within a white top with contrasting base and eye level black fronted storage cabinets with mirror above and downlighting, walk in shower cubicle with rainwater heads, glazes screen, fully tiled walls and floor, modern towel rail, PVC clad to ceiling with inset ceiling spotlights.

DOUBLE BEDROOM 2

Measures Approx. 3.2m plus door opening recess 2.36m (10' 6" x 7' 9"). Enjoying a front uPVC double glazed window, laminate flooring, inset ceiling spotlights, loft access and door through to;

EN-SUITE SHOWER ROOM

Measures Approx. 2m x 1.38m (6' 7" x 4' 6"). Enjoying a side uPVC double glazed window with inset pattern glazing and a three piece suite in white comprising a low flush WC, pedestal wash hand basin and a double shower cubicle with overhead mains shower and glazed screen, tiled flooring, majority tiling to walls with chrome towel rail and inset ceiling spotlights.



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FRONT DOUBLE BEDROOM 3

Measures Approx. 3.59m x 3.4m plus wardrobe recess (11' 9" x 11' 2"). Enjoying a front uPVC double glazed window, attractive laminate flooring and fitted wardrobes to one wall.

BEDROOM 4

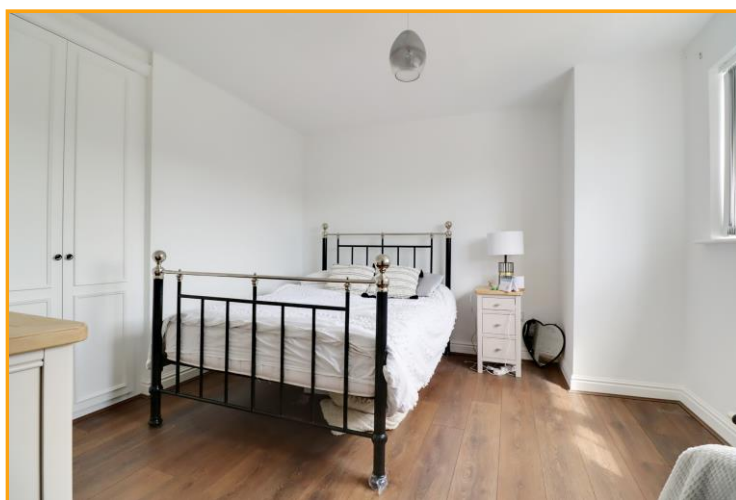
Measures Approx. 2.6m maximum x 3.24m (8' 6" x 10' 8"). Enjoying a front uPVC double glazed window, attractive laminate flooring, generous range of fitted bedroom furniture comprising hanging wardrobes, drawer unit and vanity area.

BEDROOM 5

Measures Approx. 2.8m x 2m plus wardrobes recess (9' 2" x 6' 7"). Enjoying a rear uPVC double glazed window and fitted wardrobes.

BATHROOM

Measures Approx. 2.57m x 2.35m (8' 5" x 7' 9"). Enjoying a rear uPVC double glazed window with inset pattern glazing and a four piece suite in white comprising a low flush WC, broad vanity wash hand basin set within a patterned top with storage units beneath, panelled bath, separate shower cubicle with overhead mains shower with frosted glazed screen, tiled flooring, majority tiling to walls, inset ceiling spotlights and chrome towel rail.



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GROUNDS

To the front the property enjoys a double car width tarmac driveway with access to the garage and enjoys a generous lawned front which could provide additional parking if required with mature shrubs, access is available down either side leading to a fully enclosed principally lawned garden with decked seating area and fenced boundaries.

OUTBUILDINGS

Measures Approx. 5.32m x 2.4m (17' 5" x 7' 10"). The property enjoys the benefit of an integral garage with up and over front door, internal power and lighting and houses the wall mounted gas central heating boiler.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors of which have been newly installed with the exception of the front entrance door being composite.

CENTRAL HEATING

The property enjoys a modern gas fired central heating boiler.

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every

assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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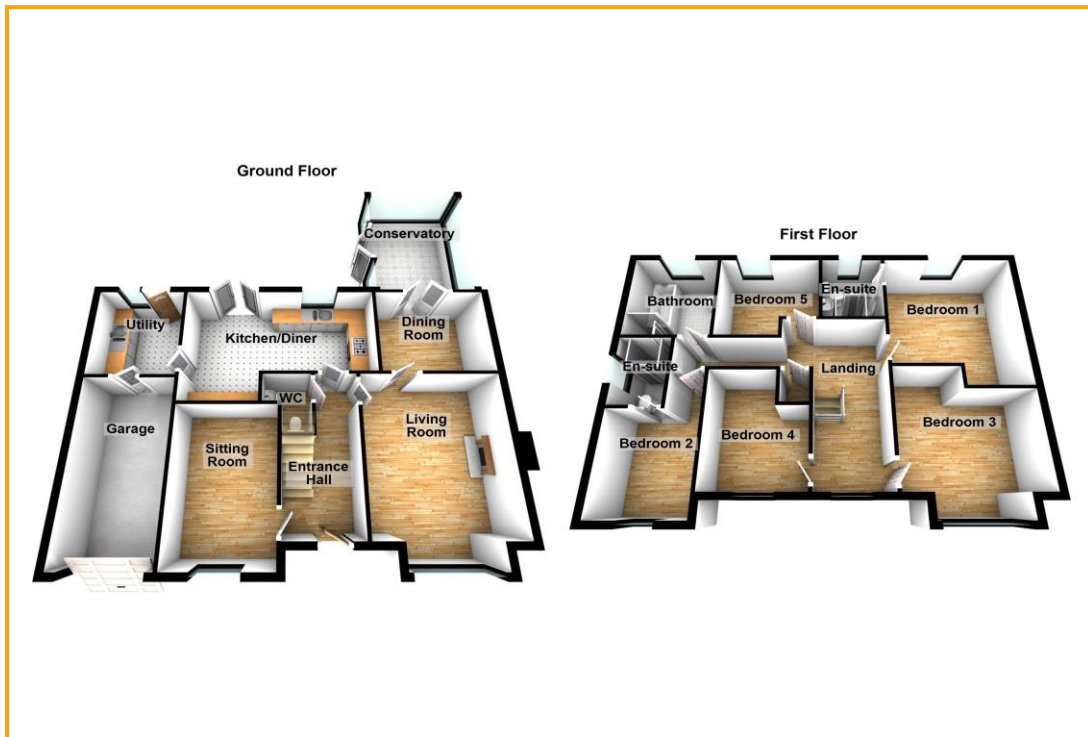
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