

horton knights of doncaster

sales
lettings
and service



Lake View, Lakeside, Doncaster, DN4 5NQ
Offers In The Region Of £269,995

A REALLY NICE PROPORTIONED BEDROOM SEMI-DETACHED HOUSE / PVC DOUBLE GLAZING / GAS FIRED CENTRAL HEATING / DINING KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES / GROUND FLOOR WC / PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM / SITE ON LAKESIDE / OFFERS BEAUTIFUL RECREATIONAL WALKS / CLOSE TO LOCAL AMENITIES / VIEWING IS HIGHLY RECOMMENDED //

Tucked away on this lovely estate on the famous Lakeside in Doncaster, this really nicely proportioned 3/4 semi-detached house benefits from pvc double glazing and gas fired central heating and comprises: Entrance hall, ground floor wc, dining kitchen with a range of integrated appliances, lounge, first floor landing, 2 really good sized double bedrooms, a study which could be used as a 4th bedroom if required and the main family bathroom and taking up the whole of the 2nd floor is the main bedroom suite with an en-suite shower room. As mentioned, the property sits on Lakeside so offers beautiful recreational walks as well as a host of local amenities including nice eateries, supermarkets and fast food restaurants, bus routes and leisure activities. All in all a wonderful property in an excellent location. **VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER.**

ACCOMMODATION

A double glazed composite style door gives access to:

ENTRANCE HALL

There is a central heating radiator, stairs rising to the first floor accommodation with a large built-in understairs storage cupboard and doors leading off to the ground floor accommodation.

GROUND FLOOR WC

This smartly fitted out with a modern style having a wall mounted wash hand basin with tiled splashback and a white low flush wc with concealed cistern and tiled window cill above with a pvc double glazed window to the front, an extractor fan, ceramic tiled floor and a central heating radiator plus the suite is all nicely finished with chrome style fittings.

DINING KITCHEN

14'0" x 9'2" (4.27m x 2.79m)

Again the modern theme is continued in this room with an attractive high gloss dark grey wall mounted cupboards and base units with a wood block effect work surface incorporating a 1½ bowl stainless steel sink with a single drainer and splashback matching the work surface. Other integrated appliances on offer include a brushed stainless steel 4 ring gas hob with matching splashback and a brushed stainless steel extractor hood, glass and brushed stainless steel grill and fan assisted electric oven with an integrated fridge freezer plus a dishwasher and plumbing for a washing machine. There is ceramic tiling to the floor with a bay window to the front letting in plenty of natural light and chrome finished halogen spotlights to the ceiling.

LOUNGE

16'3" x 11'7" (4.95m x 3.53m)

The lounge is situated at the rear of the property and has bi-folding doors opening onto a generous sized garden at the rear plus a further pvc double glazed window to the side, letting in further natural light plus there are 2 double panelled central heating radiators.

FIRST FLOOR LANDING

There are stairs rising to the second floor, there are doors leading off to the first floor accommodation, a built-in airing cupboard housing a hot water cylinder and a further cupboard which houses the gas central heating boiler and again provides useful storage space.

BEDROOM 2 FIRST FLOOR FRONT

12'10" x 9'2" (3.91m x 2.79m)

This has a pvc double glazed window to the front and a central heating radiator.

BEDROOM 3 FIRST FLOOR REAR

12'11" x 8'2" (3.94m x 2.49m)

This has a pvc double glazed window to the rear elevation and a central heating radiator.

STUDY/BEDROOM 4 FIRST FLOOR REAR

7'5" x 6'5" (2.26m x 1.96m)

Having a pvc double glazed window to the rear and a central heating radiator.

MAIN HOUSE BATHROOM FIRST FLOOR FRONT

This is smartly fitted again, with a lovely modern style suite comprising of a low flush wc with a concealed cistern, wall mounted wash hand basin and wide panelled bath. The suite is all finished with the nice

chrome fittings including an over sized wall mounted heated towel rail, attractive tiling to the bathing and splashback areas and further ceramic tiling to the floor. There is a pvc double glazed window to the front, an extractor fan and chrome finished halogen spotlights to the ceiling.

SECOND FLOOR LANDING

At the top of the stairs there is a small landing which then gives access to:

MAIN PRINCIPLE BEDROOM

22'0" x 11'11" (6.71m x 3.63m)

The main bedroom and en-suite take up the whole of the second floor. The bedroom itself is a wonderful size with lots of space, it has a pvc double glazed window to the front and a double glazed velux style window to the rear with 2 central heating radiators, a built-in over stairs storage cupboard and access to the loft space above.

EN-SUITE SHOWER ROOM

7'4" x 6'3" (2.24m x 1.91m)

This comprises of a wall mounted wash hand basin, a low flush wc with concealed cistern and a shower cubicle. The suite is all nicely finished again with chrome style fittings including the shower screen and the mains plumb shower. There is tiling to the shower cubicle and splashback areas with further ceramic tiling to the floor, a central heating radiator, an extractor fan and pvc double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is an open plan lawned garden with a flower border, a paved access

pathway and tarmacked driveway providing off street parking for 2 vehicles. A timber gate to the side of the property gives access into the rear garden.

REAR GARDEN

For a relatively new build property, it is a really nice size rear garden and has paved patio leading to a good size shaped lawn with timber fencing to the boundary and there is a useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD. Service charge applies.

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 10000 mbps and upload speeds of up to 10000 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.

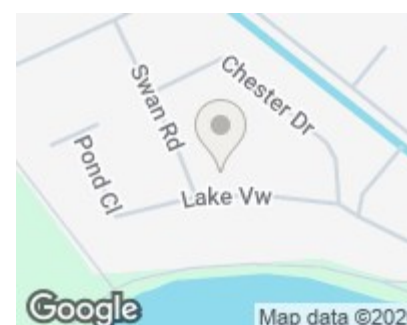
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	