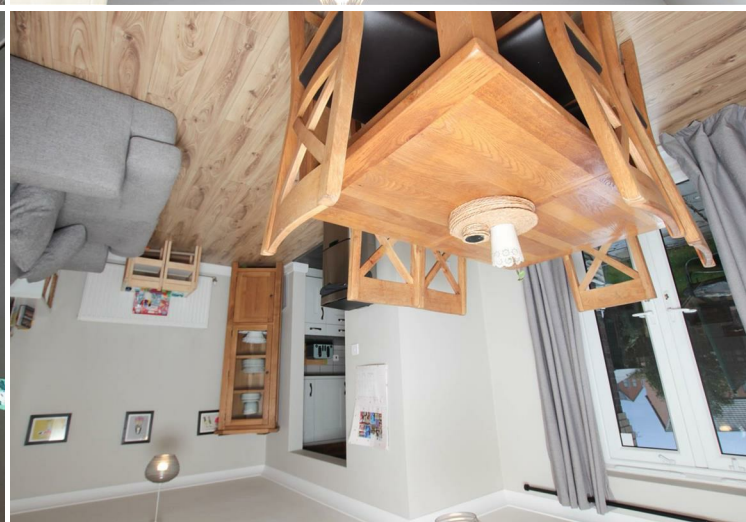
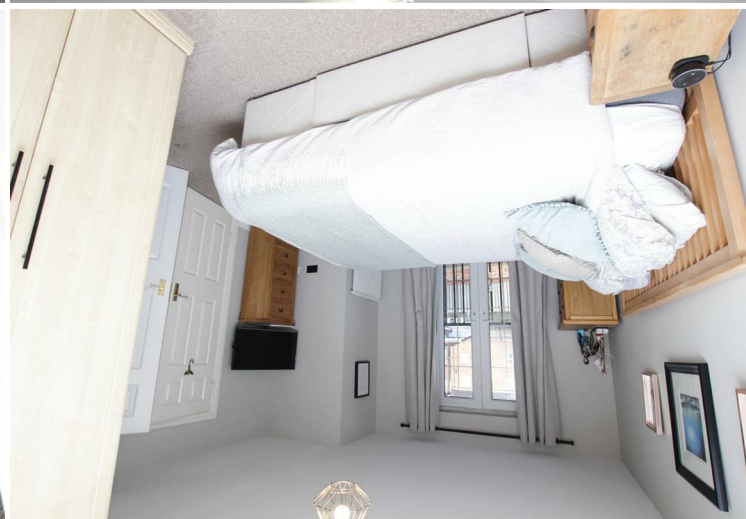
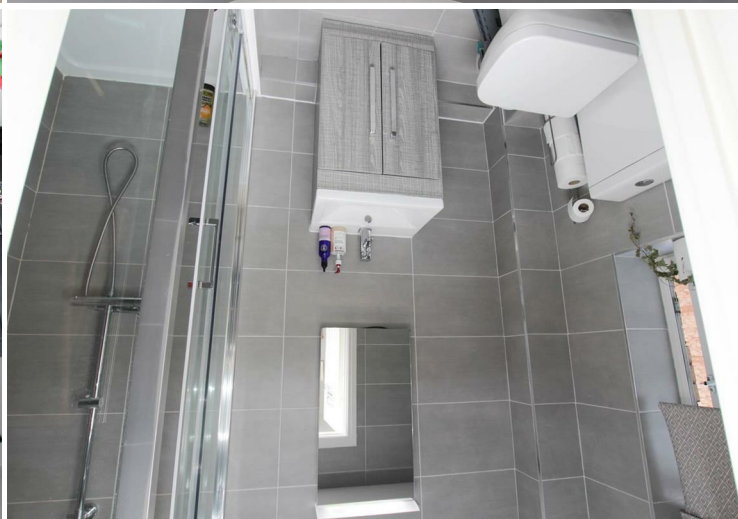
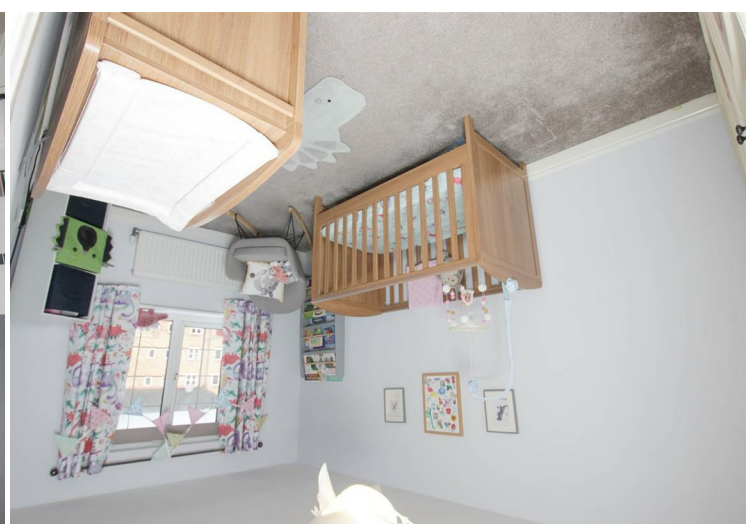




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horton knights of doncaster



Grassholme Close, Lakeside, Doncaster, DN4 5FD
Guide Price £240,000 - £250,000

LARGE 4 BEDROOM END TOWN HOUSE / CONTEMPORARY 3 STOREY LAYOUT / OPEN PLAN LIVING/ DINING/ KITCHEN / MODERN GREY COLOURED KITCHEN / LOVELY MODERN EN-SUITE / LARGE FAMILY BATHROOM / GARAGE & 2 PARKING SPACES / PRICED TO SELL //

Viewers will be surprised at the space and flexibility offered by this contemporary styled 4 bedroom end town house. Laid out over 3 floors it has a gas radiator central heating system, pvc double glazing and briefly comprises: Long entrance hall, cloaks/wc off, large open plan living dining kitchen with modern grey units and integrated cooking appliances, plus double doors onto the rear garden. First floor landing, spacious rear facing lounge, large main bedroom with a lovely modern grey en-suite shower room. On the top floor there are 3 large bedrooms and a large family bathroom. Outside there are 2 parking spaces and an integral garage, and a lovely enclosed rear garden. Lovely lakeside development with access to retail and leisure complex, close to the city centre and the motorway networks. Viewing is highly recommend.

ACCOMODATION

A storm porch gives shelter to a double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, laminate flooring, central heating radiator, central ceiling light and doors leading to a deep built in storage cupboard, the garage and a separate ground floor W/C .

GROUND FLOOR W/C

This is fitted with a modern 2 piece white suite comprising of a low flush W/C, wash hand basin, central heating radiator, vinyl flooring and an extractor fan.

OPEN PLAN LIVING/ DINING/ KITCHEN

16'6" max x 12'0" max (5.03m max x 3.66m max)
A good size, as evidenced by the floor plan. It has two PVC double glazed double opening doors leading out to the rear garden, two central heating radiators, laminate flooring, coving to the ceiling, two central ceiling lights and a broad opening into the kitchen.

KITCHEN AREA

9'6" x 7'8" (2.90m x 2.34m)
This is all smartly finished with a range of modern high and low level units finished with a rolled edge work surface and tiled splash back. It has a four ring gas hob, extractor hood, integrated oven, plumbing space for washing machine, dish washer etc., vinyl floor covering and concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies the domestic water and central heating

useful timber shed, a paved patio and sitting area which extends part way across the rear elevation, a nice sheltered place to sit during the summer months.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units TBC.

HEATING - Gas radiator central heating. Age of boiler TBC.

systems. There is a composite type one and half bowl sink unit with rinse style mixer tap, PVC double glazed window and central ceiling light.

FIRST FLOOR LANDING

There is a central heating radiator, central ceiling light and doors to;

LOUNGE

16'6" max x 12'1" max (5.03m max x 3.68m max)
A good sized rear facing reception room, it has two PVC double glazed windows to the rear elevation, a feature fireplace with electric fire inset, two central heating radiators, coving and two ceiling lights.

BEDROOM 1

17'6" max x 11'7" max (5.33m max x 3.53m max)
A large double bedroom as evidenced by the room measurements, there is two PVC double glazed double opening doors on to a feature 'Juliet' style balcony, a further PVC double glazed window to the side, central ceiling light, fitted wardrobes and door to en-suite shower room.

EN-SUITE SHOWER ROOM

All smartly finished with a contemporary theme comprising of a corner shower enclosure with mains plumbed thermostatic shower including a rainfall shower head, low flush W/C, wash basin inset to vanity cabinet, modern tiling to all four walls including coordinating floor tiles, waterproof style ceiling with inset spot lighting, chrome style towel rail/radiator, PVC double glazed window and an extractor fan.

SECOND FLOOR LANDING

This has access point in to the loft space, deep built in storage cupboard and doors into the remaining 3 bedrooms.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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

BEDROOM 2

13'8" max x 8'4" max (4.17m max x 2.54m max)
This has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3

13'6" max x 8'6" max (4.11m max x 2.59m max)
This has two PVC double glazed windows to the rear and side elevations, central heating radiator, central ceiling light and fitted wardrobes.

BEDROOM 4

10'6" x 7'8" (3.20m x 2.34m)
A comfortable sized fourth bedroom, it has a PVC double glazed window, central heating radiator and central ceiling light.

HOUSE BATHROOM

All smartly finished with a modern white suite and comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the bathing areas and splashbacks, central heating radiator, vinyl flooring, extractor fan and ceiling light.

OUTSIDE

To the front of the property there are two car parking spaces side by side, plus access into an integral garage. This has an up and over door, power and light laid on. To the side of the garage a gate gives access into the property's rear garden.

REAR GARDEN

All nicely enclosed with fencing to the perimeters it is slightly wider, benefiting from being the end plot. It is mainly lawned with shaped flower beds and borders stocked with a variety of shrubs and plants, there is a

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

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