



34 Winscar Road

Doncaster, DN4 5FA

£250,000

A superb 3 bedroom new build semi-detached located on this ever popular development lying within easy reach of motorway links, local schools, superstores and bus routes. Brought to the market with no chain, the accommodation comprises: hall, cloaks/wc, modern high shine kitchen with a host of appliances and space for table, lounge, master bedroom with ensuite, two further bedrooms and a family bathroom. Outside there is side driveway leading to a garage and lawned area, to the rear there is an enclosed garden with patio and laid to lawn, timber shed, all within fenced boundaries.

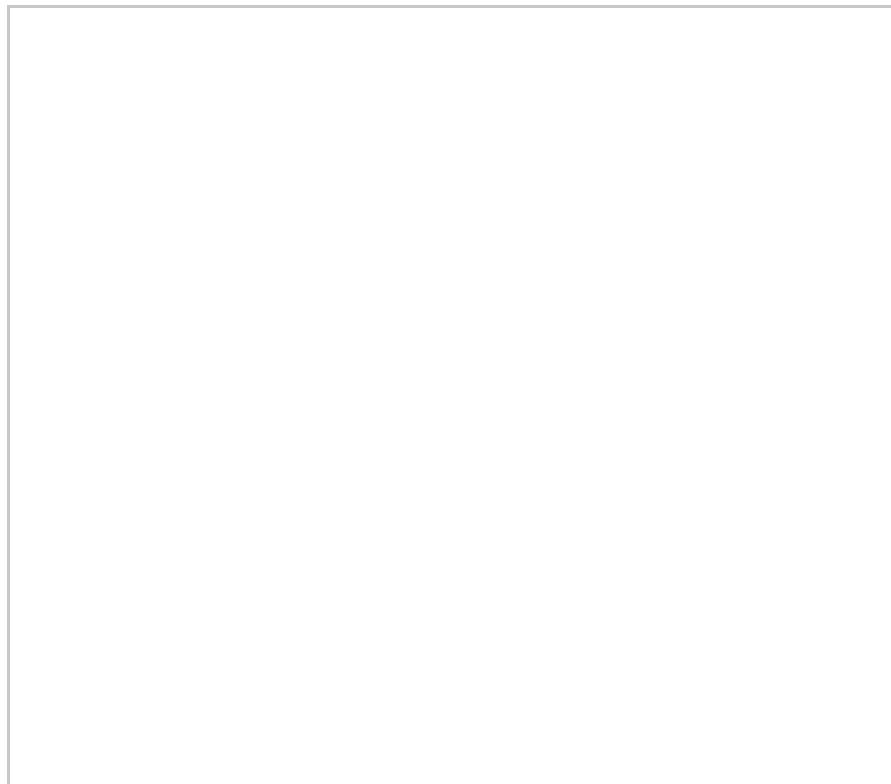
- The Residence, Lakeside
- 3 bedroom
- Semi detached house
- Large garage
- En suite to master
- Downstairs w.c
- Quality Fittings
- Quality appliances
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

Viewing

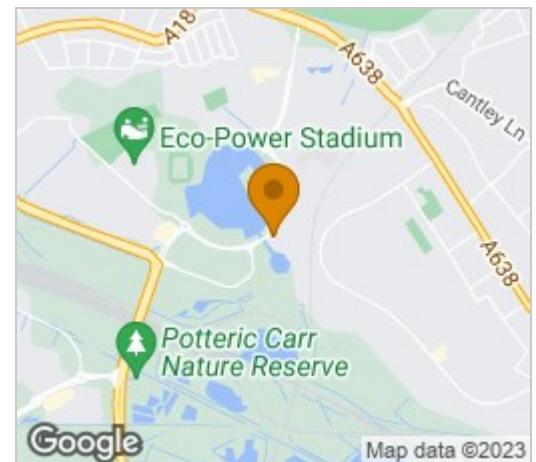
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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