

1 Bedroom(s), Detached House, Freehold

Dove Mews, Lakeside.



- 3D Virtual Tour Available , No Chain
- Detached House
- Open Plan Kitchen and Lounge
- Bathroom

- Lakeside Location
- One Double Bedroom
- Utility
- Garage

**Offers Over**  
**£205,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

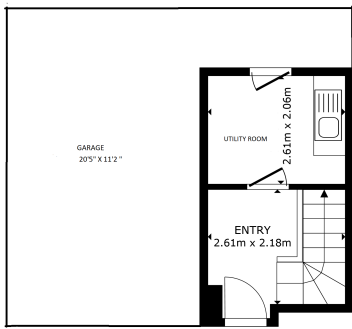
Dove Mews is being sold with no forwarding chain and has previously been marketing as an Air B&B.

This property is located in a lovely location just on Lakeside which is perfect to walk around. Close by and within walking distance is Doncaster Dome Leisure Centre where there is an ice rink, large pool with activities for families, a gym and they have entertainment here too. There is also bowling and lots of places to eat out.

## Ground Floor

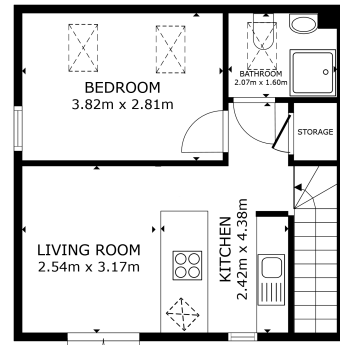
Floor Plan

Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 112.7 m<sup>2</sup> FLOOR 2: 26.4 m<sup>2</sup>  
TOTAL: 149.1 m<sup>2</sup>  
DOES NOT INCLUDE THE PORCHWAY, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 112.7 m<sup>2</sup> FLOOR 2: 26.4 m<sup>2</sup>  
TOTAL: 149.1 m<sup>2</sup>  
DOES NOT INCLUDE THE PORCHWAY, ACTUAL MAY VARY



## Utility



## First Floor

## Open Plan Kitchen and Lounge





Bedroom



Bathroom



External

Front Aspect



Lakeside



#### Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £600

Average Annual Gas Bills - £900

Average Annual Water Bills - £250

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Sep 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Sept 2022

Boiler Location - Cloakroom 1st Floor - Next to Bathroom

Approximate Electrical System Installation Date - 2022

Approximate Electrical System Test Date - Due 2027 - 5 Yearly Check

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in



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good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	