

**4 Bedroom(s), Town House, Freehold**

**Lakeside Boulevard, Lakeside, Doncaster.**



- 3D Virtual Tour Available
- Modern Open Plan Fitted Breakfast Kitchen and Dining Area
- Utility Room and W/C
- Lounge with Balcony Access
- Additional Allocated Parking to Rear

- Beautifully Presented Four Bedroom Town House
- Four Bedrooms with Three En Suite Bathrooms
- Balcony With Lake Views
- Rear Enclosed Garden with Driveway and Garage Access
- Local Amenities, Schools and Transport Links

**Offers  
Over  
£330,000  
For Sale**

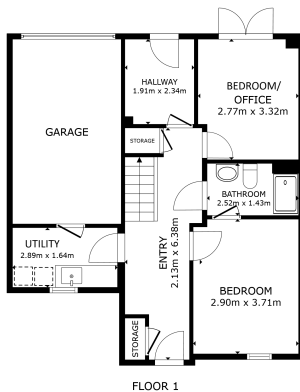
*Book your viewing today* Tel: 01302 247754

## Owner's View

This is a deceptively spacious family home in a great location for walks around the lake and close amenities. This has been a wonderful home to bring up our family with plenty of space whilst still remaining homely, now with the children grown and flown the nest, we want to give another family the opportunity to enjoy the house and surroundings.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 47.5 sqm FLOOR 2: 16.1 sqm FLOOR 3: 41.9 sqm  
ENCLOSURE AREA: GARAGE: 15.2 sqm  
TOTAL: 145.7 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Entry



### Bedroom



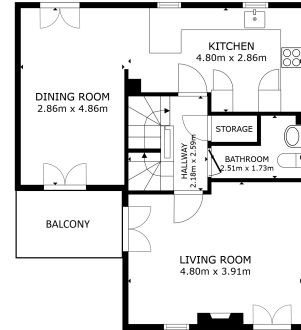
### Bedroom/Office



## Bathroom



## Floor Plan



## Utility Room

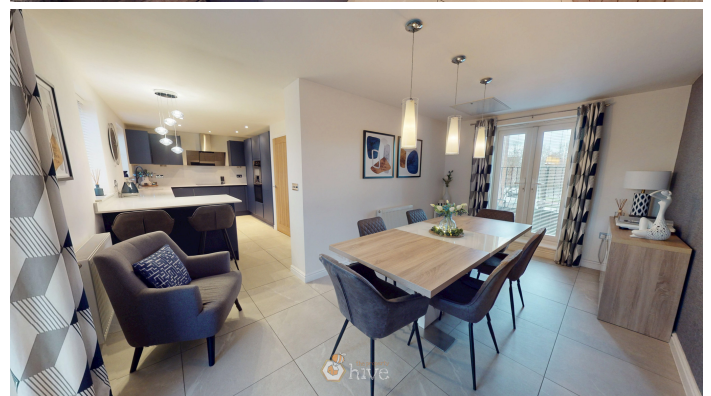


## Cloak Room

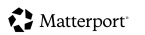


## First Floor

## Kitchen Diner



GROSS INTERNAL AREA  
FLOOR 1 47.6 m<sup>2</sup> FLOOR 2 56.1 m<sup>2</sup> FLOOR 3 41.9 m<sup>2</sup>  
EXCLUDED SPACE: GARAGE 13.2 m<sup>2</sup>  
TOTAL: 148.7 m<sup>2</sup>  
SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





Lounge



Balcony

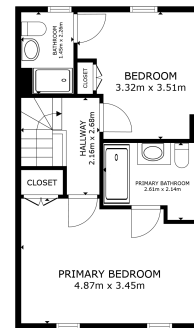


W/C



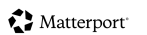
Second Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 47.6 m<sup>2</sup> FLOOR 2 56.1 m<sup>2</sup> FLOOR 3 41.9 m<sup>2</sup>  
ENCLOSURE AREAS: GARAGE 12.2 m<sup>2</sup>  
TOTAL: 147.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom & En Suite





**Front Aspect**



**Bedroom & En Suite**



**Rear Garden**



**Externals**

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 11/1/2011

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 11/1/2011

Boiler Location - Ground Floor Utility Room

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Approximate Electrical System Installation Date - 11/1/2011

Permanent Loft Ladder - No

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 good working order.



*We make it happen.*

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## Energy Performance Certificate