

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

**Buttermere Crescent, Lakeside, Doncaster.**



- 3D Virtual Tour Available
- Popular Location with an Abundance of Local Amenities
- Utility Space in the Garage Plus a Ground Floor W/C
- Lounge on First Floor with Balcony
- En Suite to Master

- Semi Detached Three Storey Three Bedroom Town House
- Driveway and Garage
- Modern Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden

**£280,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

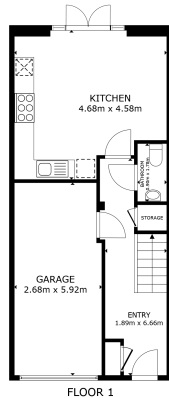


## Owner's View

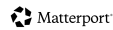
A beautifully maintained and presented 3 double bed roomed town house in the popular David Wilson "Serenity" development at Lakeside. Situated in a family friendly but quiet location. Ideal for access to the M18/M1 motorways, Doncaster Train Station, shopping, leisure and recreational facilities. Having lived in the property since brand new, I hope the new owner(s) will enjoy the property and area as much as I have.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 33.8 sqm FLOOR 2 18.8 sqm FLOOR 3 40.7 sqm  
EXCLUDED AREAS: GARAGE 15.8 sqm BALCONY 8.2 sqm  
TOTAL: 115.6 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Entry



## Kitchen Diner



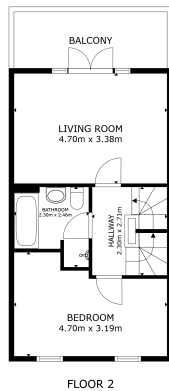
## W/C



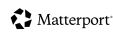
## First Floor



## Floor Plan



GRAND TOTAL AREA  
FLOOR 1: 33.6 m<sup>2</sup> FLOOR 2: 31.8 m<sup>2</sup> FLOOR 3: 46.7 m<sup>2</sup>  
EXCLUDED AREAS: LOBBY: 10.8 m<sup>2</sup> BALCONY: 2.1 m<sup>2</sup>  
TOTAL: 113.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Bedroom



## Bathroom



## Lounge with Balcony



## Second Floor





the property  
hive

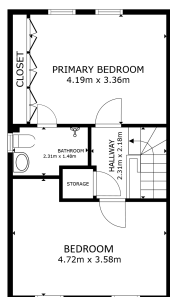
# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

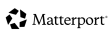
Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Floor Plan

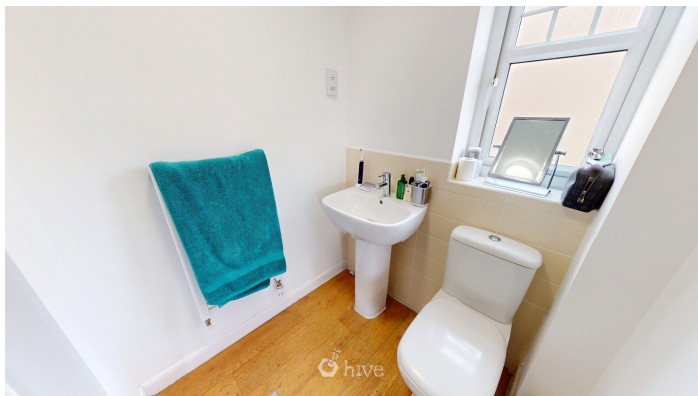


FLOOR 3

GROSS INTERNAL AREA  
FLOOR 3 33.6 m<sup>2</sup> FLOOR 4 15.8 m<sup>2</sup> FLOOR 5 46.7 m<sup>2</sup>  
EXCLUDED AREAS: LOUNGE 15.0 m<sup>2</sup> BALCONY 2.2 m<sup>2</sup>  
TOTAL: 135.0 m<sup>2</sup>  
SIZES AND CORRESPONDING AREAS APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom & En Suite



## Bedroom



## Externals

## Front Aspect



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.



## Rear Garden



## 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 - 11/30/2016

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 11/30/2016

Boiler Location - Kitchen concealed in a vented cabinet.

Approximate Electrical System Installation Date - 11/30/2016

Permanent Loft Ladder - No

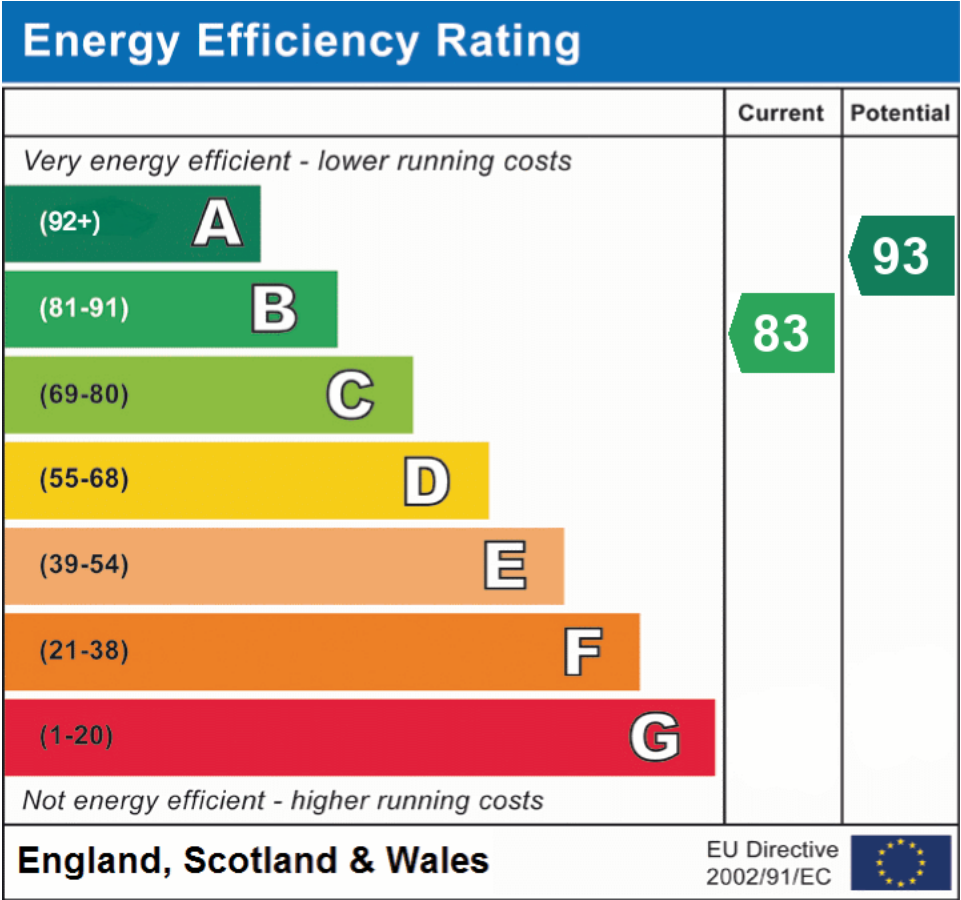
Loft Insulation - Yes

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.



## Energy Performance Certificate



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.