

4 Bedroom(s), Town House, Freehold

Lakeside Boulevard, Lakeside, Doncaster.



- Beautifully Presented Town House
- Modern And Contemporary Kitchen
- Family Bathroom Suite
- Additional Allocated Parking to Rear
- Integral Garage

- Lounge/Balcony with Lake Views
- Three/Four Bedrooms Three With En Suite
- Rear Enclosed Garden with Driveway Allowing for Off Road Parking
- Utility Room
- Solar Panels

£325,000

Reduced

Book your viewing today Tel: 01302 247754

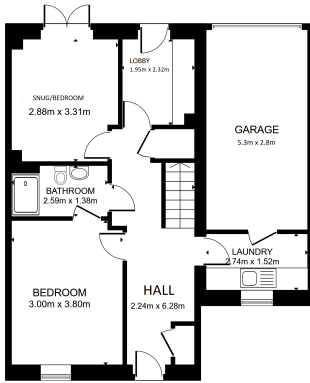
Owner's View

Want an immaculately presented 4 bedroomed town house? Look no further. What do our owners say: 'We've enjoyed living in this modern, bright and airy home. The location and views of the lake are amazing and we've spent many hours sitting on the sunny balcony. On a practical level the storage and space available is excellent'. This home has been cared for and maintained to a high standard and would be perfect for any buyer to walk into and make their own without the worry of any hidden costs.

3D Virtual Tour Available. Don't forget that you can also check availability for viewings online via a visit to our website.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 51.1m² FLOOR 2: 28.8m² FLOOR 3: 44.2m²
EXCLUDED AREA: DRIVEWAY: 8.8m² BALCONY: 6.8m²
TOTAL: 126.1m²
*GROSS AND EXCLUDED AREAS APPROXIMATE, ACTUAL MAY VARY

Matterport

Snug/Fourth Bedroom



This room is currently used as a living room however could also be used as a 4th bedroom.

Bedroom with En Suite



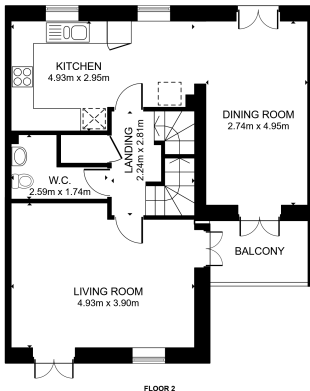
Large double bedroom with a en-suite

Utility



This handy utility room also has a door leading to the integral garage.

Floor Plan



GROSS INTERNAL AREA:
FLOOR 1: 81.10 sq. metres (872.21 sq. ft.) FLOOR 2: 44.22 sq.
EXCLUDED FROM TOTAL: TERRACE: 2.81 sq. ft. BALCONY: 4.24 sq.
TOTAL: 128.11 sq.
*GROSS AREA EXCLUDING STAIRS AND W.C. APPROXIMATE. ACTUAL MAY VARY.



This floor would be perfect for teenagers/extended family/guests as you've everything you need for a separate living space.

First Floor

Kitchen



The kitchen is light, airy and modern with integrated appliances.

Dining Room



The kitchen leads onto the dining room, perfect for entertaining. In this room there are dual aspect patio doors leading onto the balcony.

Lounge



Spacious lounge with picturesque views of the lake from large patio doors. There is also access to the balcony from this room via patio doors, the perfect outside space in those lovely summer evenings or

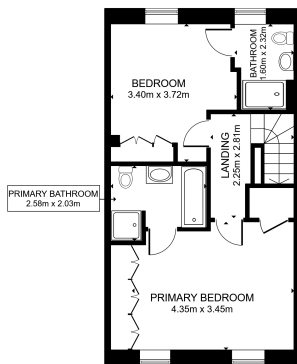
cosy winter nights overlooking the lake.

Family Bathroom



Second Floor

Floor Plan



GROSS INTERNAL AREA:
FLOOR 3: 14.16m² FLOOR 3: 18.81m² FLOOR 3: 44.24m²
EXCLUDED AREA: GARAGE: 18.81m² BALCONY: 4.51m²
TOTAL: 126.11m²

 Matterport

Both bedrooms on this floor are double with large fitted wardrobes and en-suites to both.

Bedroom with En Suite



Bedroom with En Suite



External



Front Aspect



Rear



Outside the property benefits from a large easy to maintain back garden. There is a driveway for parking and a further allocated parking space situated outside the large double gates in the garden. This home has been cared for and maintained to a high standard and would be



perfect for any buyer to walk into and make their own without the worry of any hidden costs.

Lakeside View



Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1200

Average Annual Gas Bills - £1000

Average Annual Water Bills - £700

Tenure - Freehold

Solar Panels - Yes Yes, owned outright

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2011

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Utility room, ground floor

Approximate Electrical System Installation Date - 2011

Approximate Electrical System Test Date - 2011

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 