

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

**Sandpiper Drive, Lakeside, Doncaster.**



- No Chain
- Three Storeys
- Modern Kitchen Diner
- En Suite to Master Bedroom
- Rear Enclosed Garden

- Four Bedroom Detached Family Home
- Corner Plot
- Shower Room to First Floor and Ground Floor W/C
- Driveway and EV Charging
- Local Amenities, Schools and Transport Links

**£325,000**  
**For Sale**

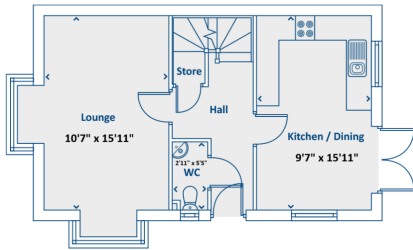
*Book your viewing today* Tel: 01302 247754

## Owner's View

We have truly enjoyed living at 2 Sandpiper Drive, appreciating its peaceful residential setting and the strong sense of community within the area. The location offers the perfect balance of quiet living with excellent convenience, providing easy access to local amenities, shops, and transport links for commuting and leisure. The neighbourhood is well maintained and friendly, making it ideal for families and professionals alike, while nearby green spaces and lake offer great opportunities for walking and enjoying the outdoors. It has been a comfortable, welcoming home that combines practicality with a relaxed lifestyle.

## Ground Floor

### Floor Plan



### Kitchen Diner



### Lounge



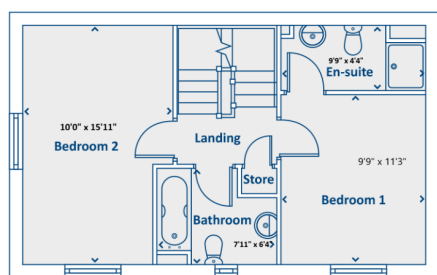


W/C

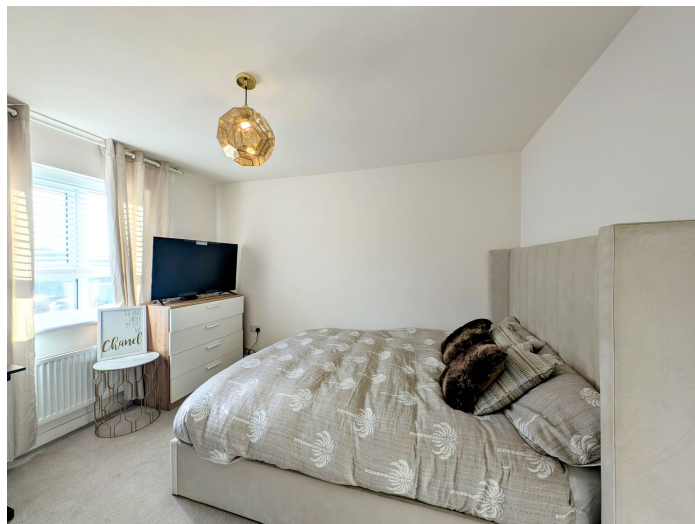


First Floor

Floor Plan



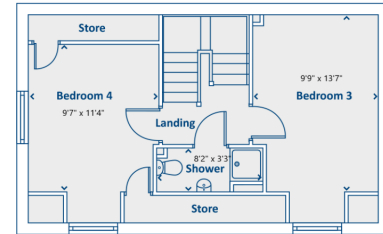
Master Bedroom & En Suite



## Bedroom



## Floor Plan



## Bedroom



## Shower Room



## Bedroom



## Second Floor



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



## Driveway



## 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 - 8/31/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/31/2023

Boiler Location - Groundfloor

Approximate Electrical System Installation Date - 8/31/2023

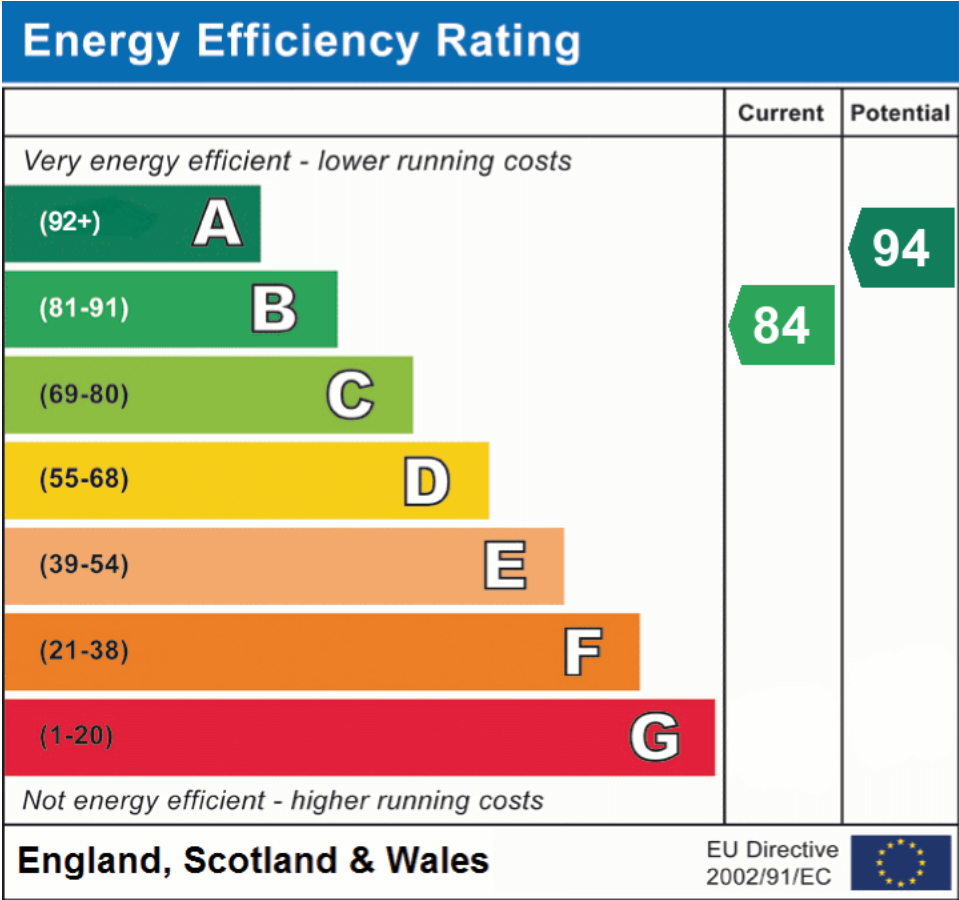
Permanent Loft Ladder - No

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



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.