

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

**Lapwing Close, Lakeside, Doncaster.**



- No Chain
- Stunning Lake Views and a Juliet Balcony
- Rear Enclosed Garden with Passage Access
- Lounge and Bedroom with En Suite on the First Floor
- Beautifully Presented Throughout on a Sought After and Modern Estate

- Four Bedroom Mid Terrace Three Storey Town House
- Modern Breakfast Kitchen Diner
- Study and W/C on the Ground Floor
- Three Bedrooms and a Family Bathroom on the Second Floor
- Driveway, Garage and EV Charging

**£315,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

The house is beautiful, spacious and comfortable with all the finishing touches you could ever need; set in the most idyllic part of Lakeside waterfront, with superb views across the lakes and the very best water feature anyone could wish for. Amenities are close by to wander to (which was one of the attractions that caught our eye). We are now having to relocate back to Kent (with a heavy heart as we would like to take all this back with us...)

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 36.4 m<sup>2</sup> FLOOR 2 36.3 m<sup>2</sup> FLOOR 3 34.3 m<sup>2</sup>  
EXCLUDED AREAS: PORCH 2.1 m<sup>2</sup>  
TOTAL: 106.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Entry



### Breakfast Kitchen Diner



### Study



W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 36.4 m<sup>2</sup> FLOOR 2 36.1 m<sup>2</sup> FLOOR 3 24.3 m<sup>2</sup>  
ENCLOSURE AREAS - PART 2 21.1 m<sup>2</sup>  
TOTAL 1 106.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Lounge

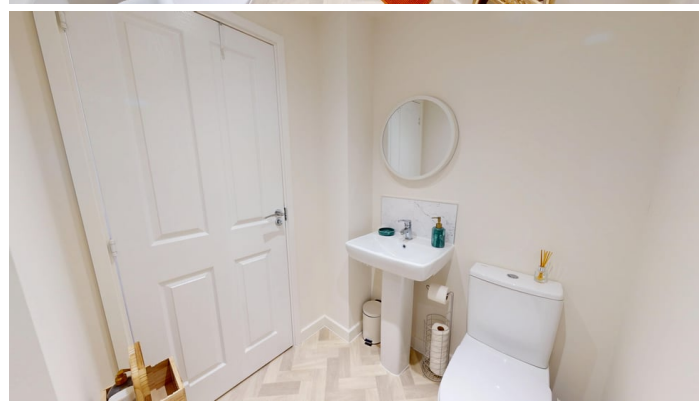


Bedroom & En Suite

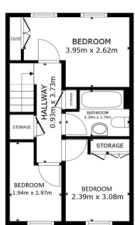


Second Floor





Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 36.4 m<sup>2</sup> FLOOR 2 36.1 m<sup>2</sup> FLOOR 3 24.3 m<sup>2</sup>  
ENCLOSURE AREAS - PARTS 25.1 m<sup>2</sup>  
TOTAL: 1,186.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



Bedroom







**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - C

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 - 4/18/2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 4/18/2024

Boiler Location - Top floor



Approximate Electrical System Installation Date - 4/18/2024

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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

