



Lake View, Lakeside Doncaster

welcome to

Lake View, Lakeside Doncaster

GUIDE PRICE £280,000-£290,000. This fabulous four bedroom semi-detached home is situated in this sought after location with close links to Lakeside shopping outlet. Benefiting from off road parking and a beautifully landscaped garden proving the perfect space for outdoor entertaining and relaxing.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, a useful storage cupboard and stairs which rise to the first floor landing.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin with mixer tap and an extractor fan. There is a front facing obscure double glazed window and a central heating radiator.

Lounge

A fabulous lounge with rear facing double glazed bi-folding doors which give access to the rear garden, a media wall and two central heating radiators.

Kitchen

Fitted with a range of wall and base unit with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and an integrated dishwasher, microwave and fridge-freezer. There is a front facing double glazed bay window, a central heating radiator and space for a dining table and chairs.

First Floor Landing

With a useful storage cupboard housing the central heating boiler.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bedroom Four

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a

panelled bath with mixer tap. There is a front facing double glazed window, a chrome heated towel rail and partial tiling.

Second Floor

From the first floor landing stairs rise to the principal bedroom.

Bedroom One

With a front facing double glazed window, a rear facing skylight window, fitted wardrobes, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin with splashback tiling and a shower cubicle with shower. There is a front facing obscure double glazed window, a chrome heated towel rail and an extractor fan.

Outside

To the front of the property there is a driveway providing off road parking for two cars whilst to the rear there is an enclosed rear garden with a patio area and shrubs and plants to the borders.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Additional Information

The vendors have made us aware that there is a management charge of £73.09, a ground rent charge of £146.18 per year and an annual service charge of £685.60.



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Lake View, Lakeside Doncaster

- GUIDE PRICE £280,000-£290,000
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH LAKE VIEWS
- POPULAR SOUGHT AFTER DEVELOPMENT
- PRINCIPAL BEDROOM WITH EN-SUITE
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£285.000-£290.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127040 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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