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Lakeside Boulevard, Lakeside, Doncaster, DN4 5PL  
Offers Over £300,000

**GORGEOUS CONTEMPORARY STYLED LAKESIDE HOUSE/ STUNNING NEW KITCHEN WITH INTEGRATED APPLIANCES/ 4 BEDROOMS & 3 BATHROOMS/ REAR SUN DECK/ BRICK GARAGE & PARKING//**

An inspection is highly recommended to appreciate all this stunning home has to offer, from Lakeside views, convenient central location and spacious contemporary 'ready to move into' living. Gas central heating system, pvc double glazing and briefly comprises: Long entrance hall, 2 double bedrooms (one is presently used as a second sitting room), shower room and a utility room, the first floor landing opens into one large open plan living dining kitchen, the kitchen is newly fitted and includes integrated appliances, Juliet style balcony to the front and a sun deck to the rear, on the top floor there are two large double en-suite bedrooms. Outside is a pretty forecourt garden, whilst to the rear is a landscaped garden with patio and decked sitting areas, rear brick garage and car parking. Great central location with access to Lakeside retail and leisure complex with many eateries etc. plus good access to the city centre, and the motorway networks. Viewing is highly recommended to appreciate the size and space on offer ( total floor area 131 square metres)!

**ACCOMMODATION**

A new composite style double glazed entrance door with matching fan light over leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly presented and sets a theme for the remainder of the property, there is a deep cloaks cupboard, a modern laminate floor covering, a staircase giving access to the first floor accommodation, a built in understairs storage cupboard, 2 ceiling lights, a high level PVC double glazed window, a central heating radiator and a door to bedroom 3.

**BEDROOM 3 ( EN-SUITE)**

**12'8" x 9'9" max (3.86m x 2.97m max)**

A good size double bedroom with a PVC double glazed window to the front, a central heating radiator, a central ceiling light and an inbuilt double wardrobe.

**EN SUITE SHOWER ROOM**

This also shares access directly from the entrance hall. It is fitted with a modern 3 piece suite that comprises of a shower enclosure with a mains plumbed shower, a low flush W/C, a pedestal wash hand basin, tiled flooring, a central heating radiator and an extractor fan.

**BEDROOM 4**

**11'2" x 9'4" max (3.40m x 2.84m max)**

Currently used as a second sitting room, it has two PVC double glazed double opening doors which lead out onto the rear garden, a continuation of the laminate flooring, a central ceiling light and a central heating radiator.

**UTILITY ROOM**

**7'8" x 6'6" (2.34m x 1.98m)**

All smartly finished with a range of high and low level units finished with a rolled edge work surface, a single circular bowl with a contemporary style mixer tap, plumbing for an automatic washing machine, room for a tumble dryer etc, there is a double glazed door giving access onto the rear garden, tiled flooring, an extractor fan and a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems.

**FIRST FLOOR LANDING**

There is a central heating radiator, a central ceiling light and a door way into a now beautiful open plan living dining kitchen.

**OPEN PLAN LIVING/ DINING/ KITCHEN**

**29'0" max x 16'2" max (8.84m max x 4.93m max)**

This is probably better demonstrated by the floor plan and photographs, the kitchen has recently been installed, approximately a year ago, and is finished with a range of high quality cabinets with a matte stone grey handleless cabinet door with soft close hinges, a contrasting work surface over with a stainless steel sink and a contemporary mixer tap over. Integrated 5 ring glass and gas hob with a matching black glass splashback and two matching ovens/ combination oven. There is also an integrated dishwasher, room for a tall American style fridge freezer and a peninsula style breakfast bar. Two double glazed double opening doors leading out onto a rear facing sun deck with wrought iron railing overlooking the rear garden. The kitchen opens into the living and dining areas, where there are two PVC double glazed double opening doors which have a Juliette style balcony, a further PVC double glazed window to the side, laminate flooring, 2 central ceiling light points and a tall contemporary style radiator.

**SECOND FLOOR LANDING**

There is a central heating radiator, a deep built in storage cupboard, a ceiling light point and doors to the remaining accommodation.

**MAIN BEDROOM (EN-SUITE)**

**14'3" max x 11'8" (4.34m max x 3.56m)**

A beautiful principal bedroom, it has 2 PVC double glazed windows to the front, a central heating radiator, feature pendant lighting, access into the loft space, a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage and a door leading to the en suite.

**EN SUITE BATHROOM**

This has a double ended bath with a shower over, a separate shower enclosure, a low flush W/C, a wash hand basin, a central heating radiator, tiled flooring and an extractor fan.

**BEDROOM 2 (EN-SUITE)**

**12'0" x 11'0" (3.66m x 3.35m)**

Again, a lovely double bedroom with an en suite, this has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, a central pendant light and a built in cylinder cupboard which houses a pressurised hot water cylinder (solar panel supplementary heating).

**EN SUITE SHOWER ROOM**

All beautifully finished with a modern shower enclosure with tiling, a

pedestal wash hand basin, a low flush W/C, a central heating radiator, a PVC double glazed window, ceramic tiled flooring, a ceiling light and a shaver point.

**OUTSIDE**

The property enjoys the Lakeside view. It has a small forecourt garden with shaped flower beds and borders, an external tap to the side of the property and 'dusk till dawn' lighting at the front and rear of the property.

**SEPARATE GARAGE**

There is a separate brick garage with additional parking in front.

**REAR GARDEN**

To the rear there is an enclosed courtyard style garden, this has all been landscaped, there is brick walling and fencing to the perimeters, a central lawn with decorative stones and a rear decked patio and sitting area perfect for outdoor living and entertaining.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold. Residents on this estate pay £150.00 per year to the property management team who maintain all surrounding garden areas.

**SERVICES -** All mains services are connected to the property.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing.

**HEATING -** The property has a gas radiator central heating system fitted via a conventional boiler with a pressurised hot water cylinder.

**SOLAR PANELING -** The property has 'wet' type solar panels owned by the property.

**COUNCIL TAX -** This property is Band D.

**MOBILE COVERAGE -** Coverage available via Vodafone, Three and 02. Please note services under the EE network may not be available in this area.

**BROADBAND -** Ultra fast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

**VIEWING -** By prior telephone appointment with horton knights estate

agents.

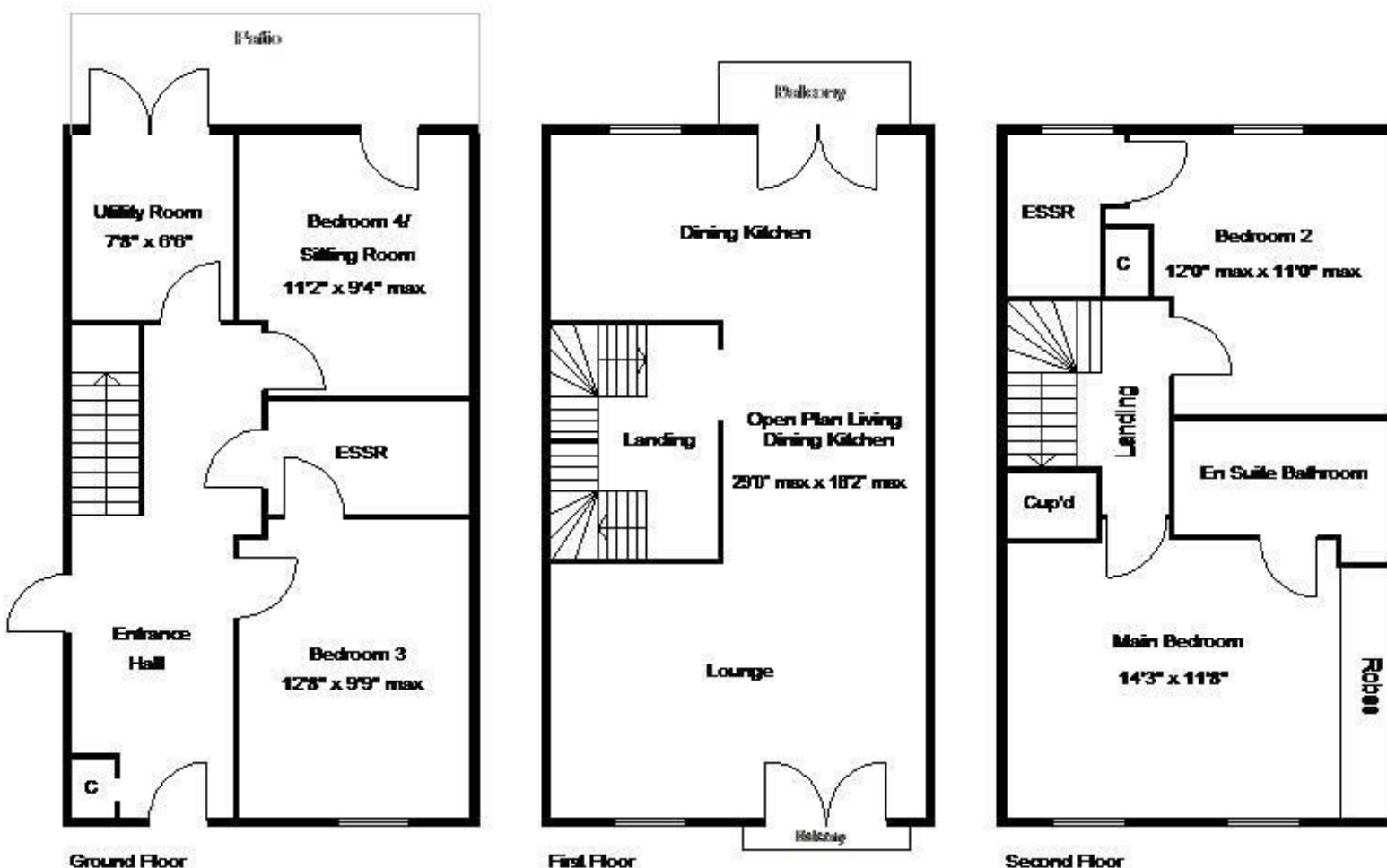
**MEASUREMENTS -** Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS -** Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

**INDEPENDENT MORTGAGE ADVICE -** With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS -** If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
	80	88