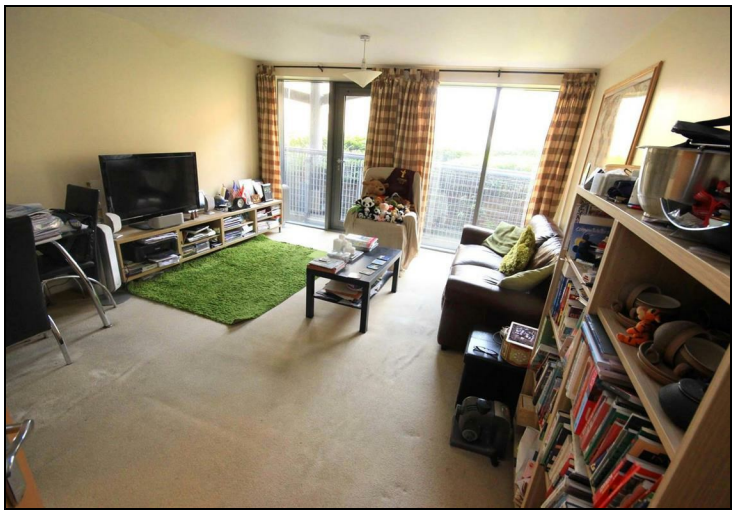


horton knights of doncaster

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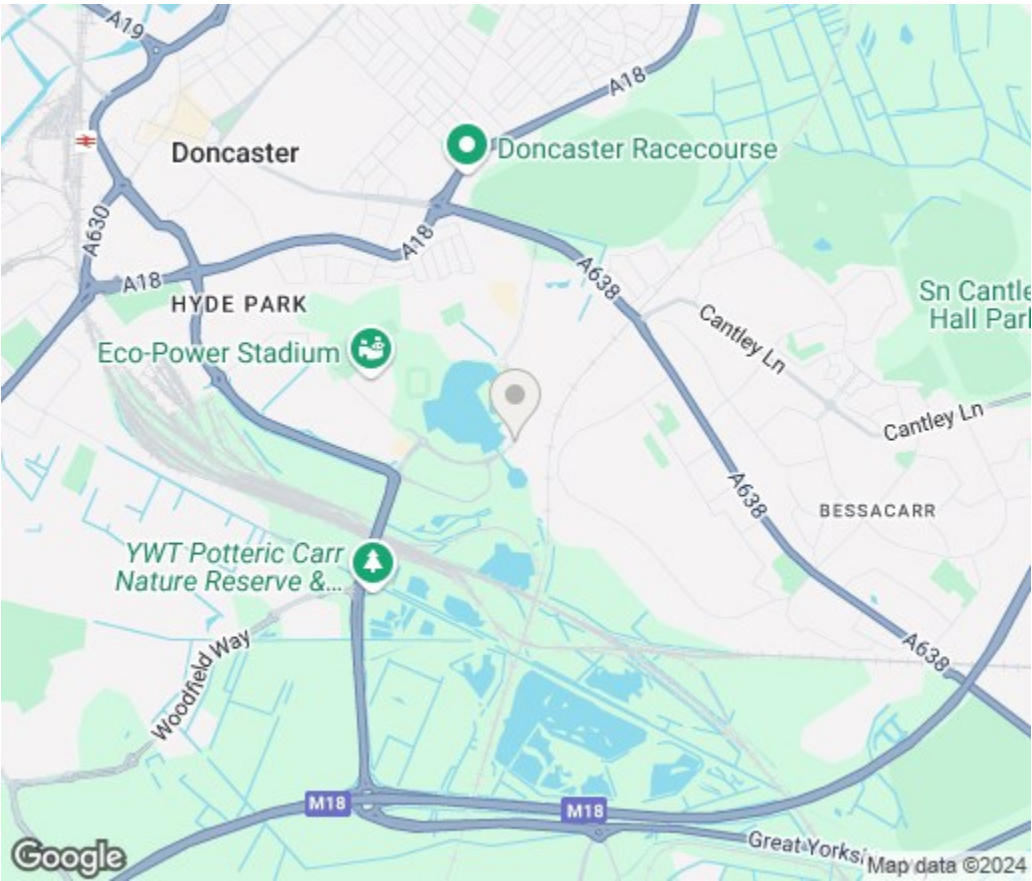
56 Kentmere Drive, Lakeside, Doncaster, DN4 5FG



2 BEDROOM GROUND FLOOR APARTMENT / LAKESIDE DEVELOPMENT / CLOSE TO RETAIL & LEISURE FACILITIES / SECURE UNDERGROUND PARKING / VIEWING ESSENTIAL //

The property is double glazed, it has electric heating throughout and briefly comprises: Communal entrance hall with video entry system leading to a private entrance hall, lounge, fitted kitchen with a range of integrated appliances, two double bedrooms; the master having an en-suite shower room and a principal bathroom. Allocated underground secure parking. Outside the property sits in maintained gardens and has the opportunity for attractive recreational walks by the Lakeside and offers good access to a wealth of local amenities including great leisure facilities and access to the M18/A1 motorway networks. **VIEWING IS HIGHLY RECOMMENDED.**

Asking Price £115,000



ACCOMMODATION

A communal entrance hall gives access to the private entrance door for number 56, which leads to the property's entrance hall.

ENTRANCE HALL

This has doors leading off to the accommodation, a built-in airing cupboard housing a hot water cylinder, further useful walk-in storage cupboard and a door leading through into the lounge.

LOUNGE

4.98m max x 4.11m (16'4" max x 13'6")

Having large double glazed windows to the front elevation, a double glazed door, two wall mounted electric heaters and an opening leading through to the kitchen.

KITCHEN

3.10m x 2.46m (10'2" x 8'1")

Fitted with a range of wood style wall mounted cupboards and base units with a rolled edge work surface over, which incorporates a single bowl round stainless steel sink and matching round drainer. Having a range of integrated appliances including a four-ring halogen hob with a stainless steel splashback and a matching stainless steel extractor canopy. There is also an integrated stainless steel electric oven and matching microwave above, a fridge and freezer and a dishwasher. There is tiling to the splashbacks, plumbing for automatic washing machine, an extractor fan and tile effect vinyl floor covering.

BEDROOM 1

3.68m max x 3.45m max (12'1" max x 11'4" max)

A double sized bedroom with a double glazed door giving access to a small balcony, a wall mounted electric heater and a door leads into the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a three-piece white suite comprising of a low flush WC, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is tiling to dado level to the walls with an electric heater, halogen spotlights, an extractor fan and tile effect vinyl floor covering.

BEDROOM 2

3.91m max x 2.90m (12'10" max x 9'6")

Another double bedroom with a PVC double glazed window to the front and a wall mounted electric heater.

BATHROOM

Fitted with a three-piece white suite comprising of a panelled bath, a pedestal wash basin and a low flush WC. It is smartly fitted with chrome fittings, a wall mounted electric heater, an extractor fan and tile effect vinyl floor covering.

OUTSIDE

The property stands in this attractive development and has a quadrangle maintained garden to the front, an allocated parking space in the underground car park, which is beneath the whole block. There is visitor car parking and pleasant walks around Lakeside and the Marina.

AGENTS NOTES:

TENURE - LEASEHOLD. Service Charge is £103.83 pcm. Ground Rent £100 per annum.

DOUBLE GLAZING - PVC double glazing, age of units various.

HEATING - Gas radiator central heating, age of boiler unknown.

COUNCIL TAX BAND - Band C.

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

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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.

