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**Pond Close, Lakeside, Doncaster, DN4 5NY**  
**Offers In Excess Of £175,000**

**2 DOUBLE BEDROOM MODERN TOWNHOUSE / ATTRACTIVE LAKESIDE DEVELOPMENT / 2 OFF ROAD PARKING SPACES / NO ONWARD CHAIN / EARLY VIEWING ESSENTIAL //**

Located on this popular Lakeside development, a lovely 2 bedroom contemporary style townhouse fitted with a gas radiator central heating system via a combination type boiler, PVC double glazing (anthracite on the exterior, white on the interior) and briefly comprises: Entrance hall with ground floor cloaks W/C, spacious lounge with double doors overlooking the rear garden, large dining kitchen with a host of integrated appliances, first floor landing, 2 double bedrooms, the main bedrooms has an en suite shower room, plus a house bathroom. Outside are the front and rear gardens, the rear is a good size and there are 2 car parking spaces to the front. Lovely development with Lakeside walks, access to the city centre, plus easy access to the M18 and motorway networks making it perfect for commuters too. **EARLY VIEWING IS ESSENTIAL.**

**ACCOMMODATION**

A contemporary style double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase to the first floor accommodation, a central heating radiator, 2 ceiling light points, a smoke alarm and a door to a slimline cloaks cupboard with light and power laid on.

**GROUND FLOOR W/C**

This is fitted with a modern 2 piece white suite comprising of a low flush W/C, a floating wash hand basin, a central heating radiator, vinyl flooring, a ceiling light and an extractor fan.

**LOUNGE**

**14'6" x 10'3" (4.42m x 3.12m)**

A good sized rear facing reception room with 2 double glazed double opening doors which lead out onto a pleasant rear garden. There is a double panel central heating radiator, a central ceiling light and a smoke alarm.

**DINING KITCHEN**

**15'4" x 7'8" (4.67m x 2.34m)**

This is fitted with a range of high and low level units finished with a coordinating work surface, there is a four ring gas hob with a stainless steel splashback and a matching extractor hood, an integrated oven, an integrated fridge and freezer and plumbing for an automatic washing machine. The dining area is finished with a vinyl floor covering, a central heating radiator, a PVC double glazed window, inset spotlighting, a central ceiling pendant light and an extractor fan.

**FIRST FLOOR LANDING**

With an access point into the loft space, a central

ceiling light, a smoke alarm and a deep storage cupboard housing the gas fire combination type boiler supplying both the domestic hot water and central heating systems.

**BEDROOM 1**

**14'7" max x 10'4" max (4.45m max x 3.15m max)**

A lovely double bedrooms with an outlook over the property's rear garden, there is a PVC double glazed window, a central heating radiator and a central ceiling light.

**EN SUITE SHOWER ROOM**

This has a corner shower enclosure with a mains plumbed thermostatic shower, a floating wash hand basin, a low flush W/C, a central heating radiator, a PVC double glazed window and a vinyl floor covering.

**BEDROOM 2**

**14'7" x 8'8" max (4.45m x 2.64m max)**

Again, a lovely double room, it has a 2 PVC double glazed windows to the front, a central heating radiator, a ceiling light and a deep built in storage cupboard over the stair bulk head.

**BATHROOM**

Beautifully finished with a modern white suite comprising of a panelled bath with a glazed shower screen and an independent electric shower, a low flush W/C, a floating wash hand basin, modern vinyl flooring, a PVC double glazed window, a central ceiling light and an extractor fan.

**OUTSIDE**

To the front of the property, there are 2 car parking spaces side by side, and EV charge point.

**REAR GARDEN**

To the rear there is a pretty garden with timber fencing

to the perimeters, it is mainly lawned with a paved patio which extends across the rear elevation. There is a side gate which leads to a pathway to allow bin storage, etc.

**AGENTS NOTES:**

TENURE - FREEHOLD.

**CHARGES** - There is an estate charge payable of £130.00 per annum. There is also a possible lake charge payable direct to Doncaster Council of £500.00 per annum of the upkeep of the Lake. (This charge is TBC).

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing, age 2022.

**HEATING** - Gas radiator central heating, age of boiler 2022.

**COUNCIL TAX** - Band B.

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

**MOBILE COVERAGE** - Coverage is available with EE, Three, O2 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.

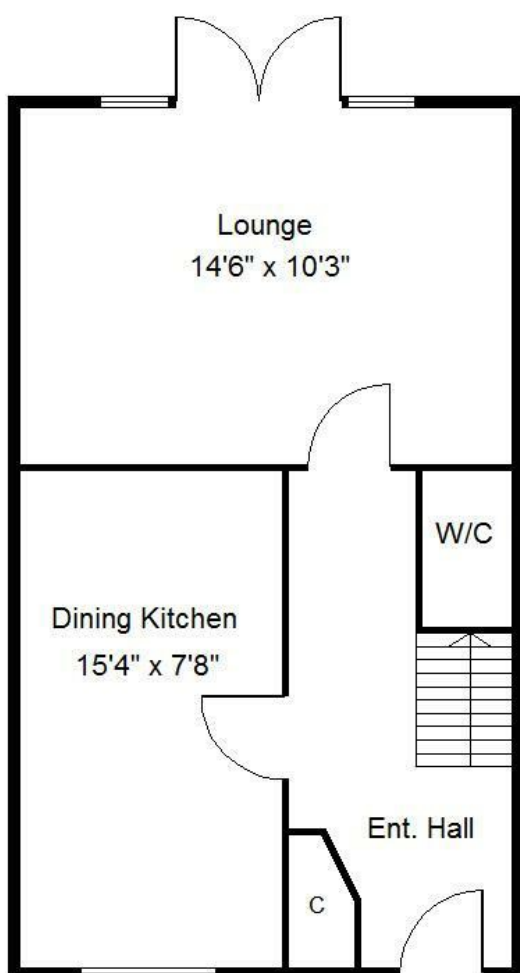
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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.

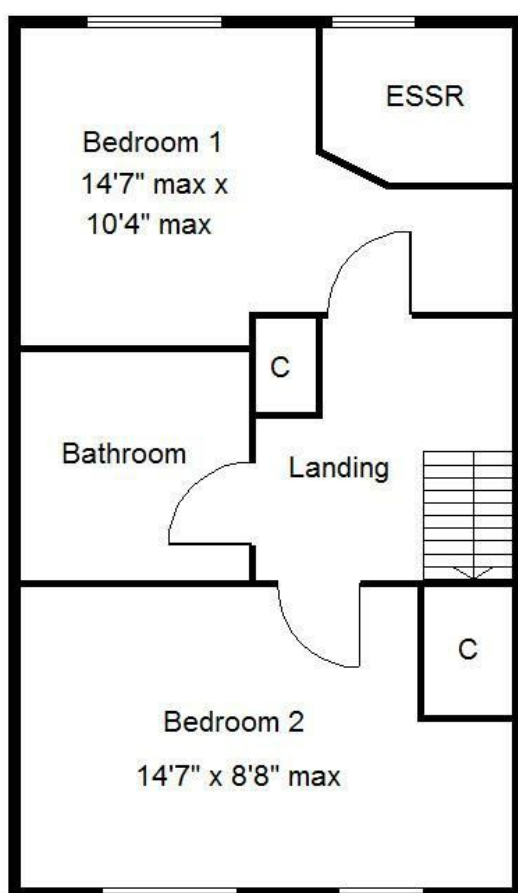
**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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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.



Ground Floor



First Floor

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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	