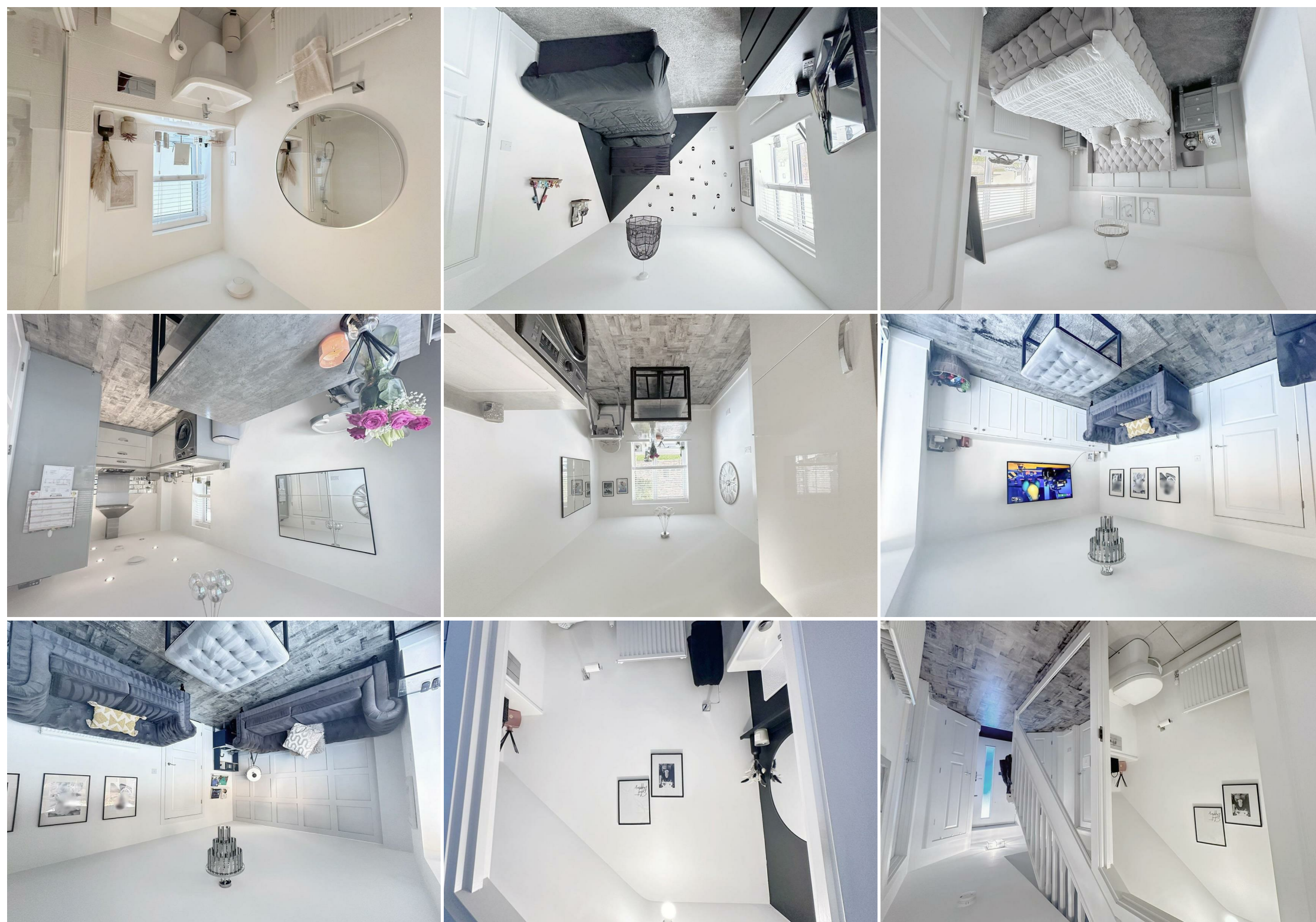




horton knights of doncaster

sales
lettings
and service



Chester Drive, Lakeside, Doncaster, DN4 5NS
Offers In The Region Of £195,000

CONTEMPORARY STYLED 2 DOUBLE BEDROOM SEMI / ATTRACTIVE LAKESIDE DEVELOPMENT / MANY BUILDER UPGRADES FROM NEW / OFF ROAD PARKING / LARGE REAR GARDEN / EV CHARGE POINT / EARLY VIEWING ESSENTIAL //

Located on this popular Lakeside development, a lovely 2 bedroom contemporary styled semi 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, 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 there's a separate house bathroom. Outside are the front and rear gardens, the rear is a good size and car parking space 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 composite style double glazed entrance door leads into the property's' entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a large corner cupboard, central heating radiator, modern laminate flooring, feature wall mirror, ceiling light, smoke alarm, and a door to ground floor w/c.

GROUND FLOOR W/C

This is all smartly finished with a modern two piece white suite comprising of a low flush w/c, wash hand basin, feature wall, ceiling light, extractor fan and tiled flooring.

LOUNGE

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

This is a beautiful rear facing reception room, nicely finished with feature inbuilt furniture and paneling on a feature wall. There are two pvc double glazed double opening doors with integrated blinds which give access onto the rear garden. A double panel central heating radiator, laminate flooring, and a central ceiling light.

DINING KITCHEN

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

The kitchen has many upgrades from new, it is fitted with a range of modern high and low level units, finished with a very modern handleless high gloss cabinet door, and a coordinating work surface. Integrated appliances include a four ring gas hob with stainless splash back, extractor hood, integrated oven and an integrated fridge freezer. There is also plumbing for automatic washing machine, a composite one and a half bowl sink with mixer tap, inset spotlighting to the ceiling, feature plinth lighting, and a

pendant light over the dining area. There is two pvc double glazed windows towards the front and side elevations and a double panel central heating radiator.

FIRST FLOOR LANDING

There is an access point into the loft space, a deep built in cupboard which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

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

A lovely double bedroom, it has a feature panelled wall, pvc double glazed window, central heating radiator, central ceiling light, built in wardrobes set in to the recess, and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Again upgraded from standard built, this has a fully tiled shower enclosure with mains plumb thermostatic shower, floating wash hand basin, low flush w/c, central heating radiator, pvc double glazed window, extractor fan, and a ceiling light.

BEDROOM 2

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

This is a good sized second double bedroom. It has two pvc double glazed window to the front, central heating radiator, inbuilt wardrobe with ceiling to floor sliding doors concealing hanging rail and storage and a deep inbuilt cupboard which has hanging rail.

HOUSE BATHROOM

All beautifully finished, upgraded from standard, it is fitted with a modern white suite that comprises of a panelled bath with a mains plumbed shower and full

tiling to the bathing area, further tiling to the splashbacks, a floating style wash hand basin, low flush w/c, central heating radiator, pvc double glazed window, extractor fan, and a co-ordinating tiled floor.

OUTSIDE

To the front of the property there is an open plan lawned garden with ornamental tree inset, and a driveway which provides off road parking. EV charger point.

REAR GARDEN

To the rear there is a larger than average lawned garden, this is enclosed with timber fencing to the perimeters, and a paved patio and sitting area which extends across the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD.An Estate Charge is payable - Fee TBC.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, Age of units as new 2019.?

HEATING - Gas radiator central heating. Age of boiler - Installed as new 2019. ?

COUNCIL TAX - Band B

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.

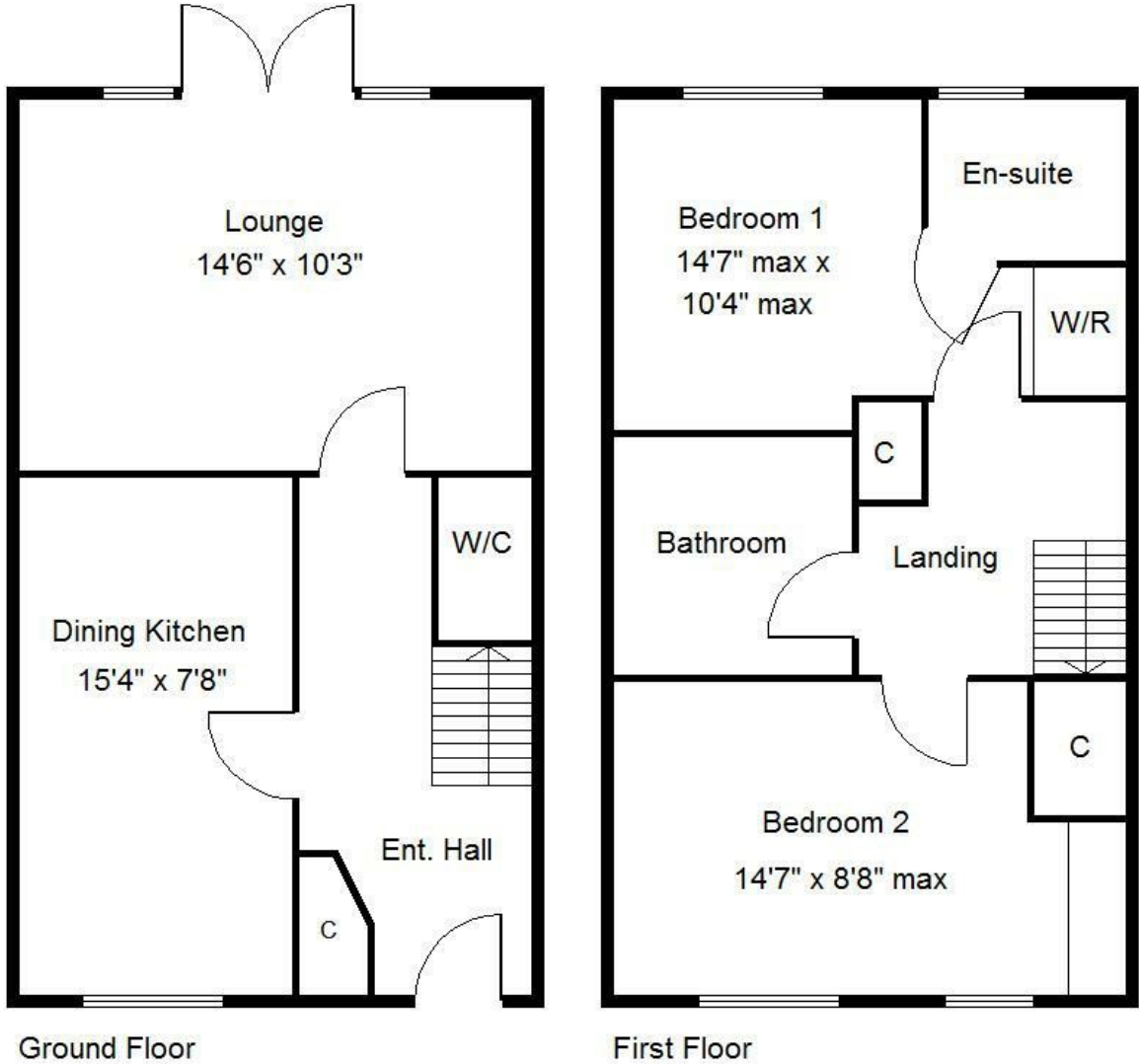
PROPERTY PARTICULARS - We endeavour to make

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

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		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC