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Winscar Road, Lakeside, Doncaster, DN4 5FA  
Offers Over £340,000

**BEAUTIFUL CONTEMPORARY LAKESIDE HOUSE / 4 BEDROOM SEMI DETACHED OVER 3 FLOORS / FIRST FLOOR BALCONY OVERLOOKING THE MARINA / LARGE OPEN PLAN DINING KITCHEN OPENING ONTO THE SW FACING GARDEN / 2 PARKING SPACES & GARAGE / STUNNING PROPERTY IN A STUNNING LOCATION / CHAIN FREE / VIEWING ESSENTIAL //**

Located on this beautiful lakeside development, a stunning contemporary styled three storey, four bedroomed semi-detached house offering spacious living over three floors. The property benefits from a gas radiator central heating system via a pressurised hot water cylinder. PVC double glazing and briefly comprises: Entrance hall with a ground floor wc off, bedroom 4/office, large open plan living dining kitchen with two sets of French doors onto the rear garden and a range of integrated appliances. First floor landing, marina facing lounge with bi-folds onto a balcony. Bedroom 3 (presently used as a walk-in wardrobe), and a beautiful house bathroom. On the upper floor there is two double bedrooms, both with en suite facilities, the main bedroom again enjoys the marina view. Front and South Westerly facing rear gardens, 2 x car parking and a brick garage. All well positioned within this beautiful lakeside complex with access to a wide range of amenities, including eateries, shopping and leisure, plus access to the city centre, train station and the motorway networks.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation with a built in understairs storage cupboard. There is a modern timber effect vinyl floor covering, a central heating radiator, a central ceiling light and door to the ground floor wc.

**GROUND FLOOR W/C**

Beautifully fitted with a modern two piece white suite comprising of a low flush wc with a matching floating wash hand basin and tiled splashbacks, a continuation of the vinyl flooring, central heating radiator, central ceiling light, extractor fan and a PVC double glazed window.

**BEDROOM 4 / OFFICE**

8'6" x 8'0" (2.59m x 2.44m)  
A good sized room, it has a broad PVC double glazed window with an outlook to the front, a central heating radiator, vinyl flooring and a central ceiling light.

**GORGEOUS OPEN PLAN DINING KITCHEN**

16'6" x 15'4" (5.03m x 4.67m)  
Absolutely stunning with two sets of double glazed doors opening onto the SW facing rear garden overlooking the Marina. This is probably best demonstrated by the floor plan and photographs, the kitchen is beautifully finished with a range of modern high and low level units finished with a work surface over incorporating four ring gas hob with extractor hood above, integrated double oven, combination style microwave, plus an integrated fridge, freezer, dishwasher, a tall larder style unit, vinyl flooring throughout, two double-panelled central heating radiators, inset spotlighting to the ceiling with further central pendant light. A door from here continues into a coordinating utility room.

**UTILITY ROOM**

This has a range of matching units with a work surface, a central heating radiator, vinyl flooring, and central ceiling light.

**FIRST FLOOR LANDING**

A return style staircase gives access to the first floor accommodation. There is a high level window, central heating radiator, central ceiling light and the staircase continues to the upper floor.

**MARINA FACING LOUNGE**

16'6" x 10'9" (5.03m x 3.28m)  
An attractive and good sized marina facing room which has a set of

bi-fold doors which open out onto a glass and steel balcony giving an outlook over the marina. There are two central heating radiators and two ceiling lights.

**BEDROOM 3**

16'6" x 8'8" (5.03m x 2.64m)  
This is presented as a walk-in wardrobes, it has a central heating radiator, central ceiling light, a PVC double glazed window with an outlook to the front.

**LUXURIOUS BATHROOM**

All beautifully finished with a modern white suite that comprises of a panelled bath with mixer tap and shower, low flush wc, floating wash hand basin, beautifully finished with a grey coloured tile, coordinating vinyl flooring, contemporary style towel rail / radiator, wall mirror, feature light and an extractor fan.

**SECOND FLOOR LANDING**

This has a central ceiling light, built in cylinder cupboard which houses a pressurised hot water cylinder and doors to the bedrooms and bathroom.

**BEDROOM 1 - MARINA VIEW**

16'6" x 10'8" (5.03m x 3.25m)  
A large double bedroom, it has a feature mirrored wall, two PVC double glazed windows, central heating radiator, central ceiling light and door to en suite shower room.

**EN SUITE SHOWER ROOM**

All smartly finished with a modern white suite comprising of shower enclosure with mains plumbed thermostatic shower, floating wash hand basin, low flush wc, modern tiles, contemporary style towel rail / radiator, central ceiling light and an extractor fan.

**BEDROOM 2**

16'6" x 8'8" (5.03m x 2.64m)  
Again, a beautiful double bedroom, it has two PVC double glazed windows to the front, a central ceiling light, an access point to the loft space, central heating radiator and door into shower room.

**EN SUITE SHOWER ROOM**

All beautifully finished with modern tiles including a large shower enclosure with mains plumbed thermostatic shower, floating wash hand basin, low flush wc, contemporary style towel rail / radiator, extractor fan, ceiling light and coordinating vinyl flooring.

**OUTSIDE**

To the front of the property there is a lawned garden with decorative

flower beds, pedestrian pathway giving access to the front door. There is a block paved driveway which provides car standing and in turn leads to a brick built garage with up and over door, power and light ( double check power and light ), plus a further second parking space.

**REAR GARDEN**

The rear garden enjoys a beautiful South Westerly facing aspect over the marina. There is an elevated paved patio and sitting area with steps down to the main lawn where there is timber fencing to the perimeters. A pedestrian gate and matching railing gives access onto the marina walk.

**AGENTS NOTES:**

TENURE - FREEHOLD.

LAKE CHARGE - £379.06 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As per built

HEATING - Gas radiator central heating via a pressurised hot water cylinder/ combi boiler. Boiler new as of December 2024.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 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

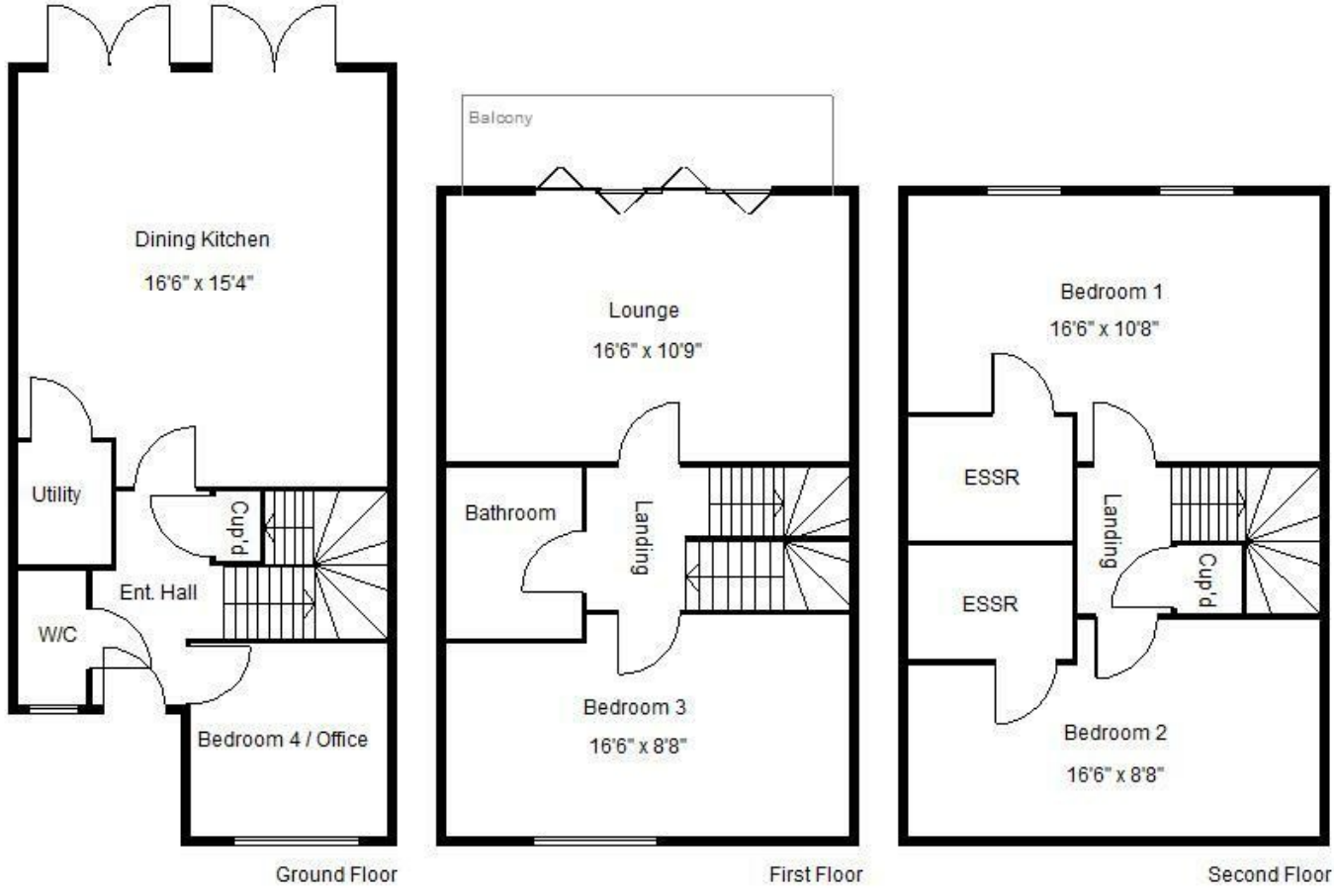
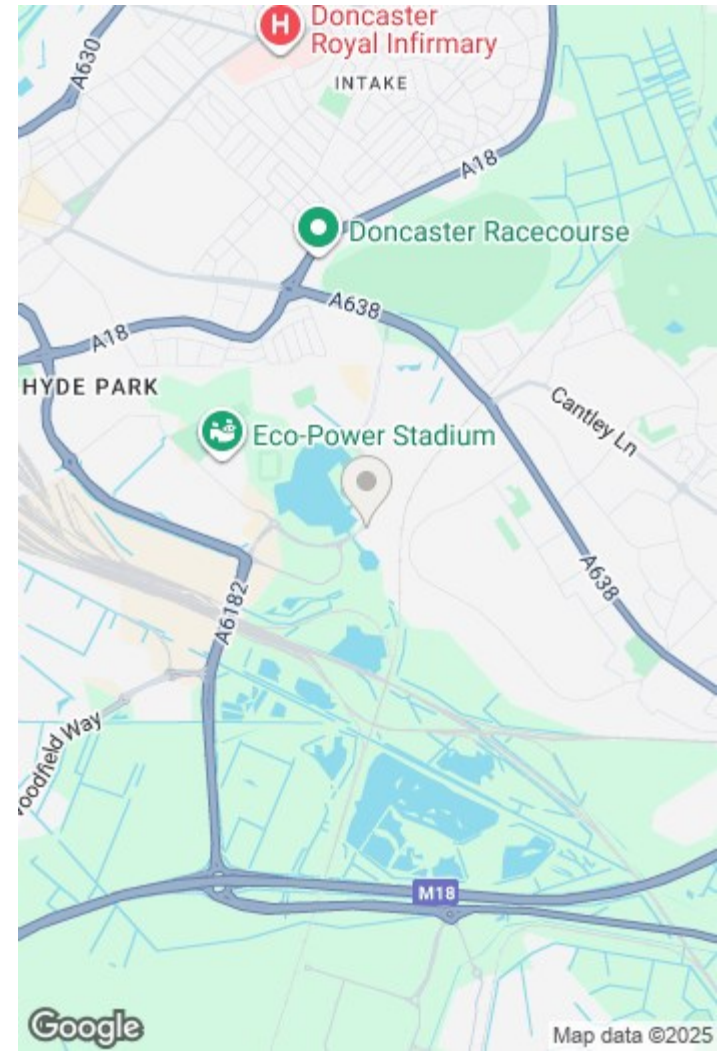
especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	94	(92 plus) A	
(81-91) B	85	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	