



## 8 LAPWING CLOSE DONCASTER, DN10 4SR

£225,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £225,000-£235,000\*\*\*\*

This beautifully presented three-bedroom semi-detached property is located on a sought-after new development in the desirable village of Beckingham. This home is perfect for those seeking a blend of modern living in a tranquil village setting, with excellent local amenities and transport links nearby.

Upon entering, you are greeted by an inviting entrance hall that leads to a sleek, modern kitchen with integrated appliances, ideal for contemporary living. The ground floor also features a convenient downstairs WC and a spacious living room with a dedicated dining area, creating a versatile and comfortable space for family life and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, with the master benefiting from its own en-suite for added convenience and privacy. The family bathroom suite serves the remaining bedrooms, completing the first-floor layout with style and functionality.

Externally, the property boasts an attractive garden designed for low-maintenance living, featuring an artificial lawn and stylish patio areas perfect for outdoor entertaining. A charming summer house adds a touch of character, offering a private retreat within the garden. To the side, a double driveway provides ample off-road parking for two vehicles, adding both convenience and practicality.

Kendra  
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# 8 LAPWING CLOSE

• SEMI-DETACHED • THREE BEDROOMS • EN-SUITE TO THE MASTER BEDROOM • DOWNSTAIRS WC • BI-FOLD DOORS OPENING ONTO THE BEAUTIFUL LANDSCAPED GARDEN • OFF ROAD PARKING FOR 2 CARS • TASTEFULLY DECORATED AND IMPROVED INTO A MORE WELCOMING HOME • VILLAGE LOCATION • D/G & G/H • GUIDE PRICE £225,000-£235,000



## ENTRANCE HALL

A welcoming entrance hall with a front facing composite door, Herringbone flooring, central heating radiator, power points, decorative panelling and stairs leading to the first floor.

## DOWNSTAIRS WC

Comprising of a low flush w/c, wash hand vanity unit, chrome towel radiator, Herringbone flooring and a front facing double glazed obscure window.

## KITCHEN

This contemporary kitchen boasts a range of high and low-level units with sleek worksurfaces, incorporating a stainless steel sink and drainer for both practicality and style. Integrated appliances include a dishwasher, fridge, freezer, induction hob, microwave, electric oven and grill, all seamlessly built into the design for a clutter-free look. A stylish modern cooker hood and extractor fan complete the space, while laminate flooring throughout adds warmth and durability. The kitchen is well-equipped with power points, central heating radiator, and plumbing for a washing machine. The front-facing double-glazed window invites natural light, making it a bright and airy space.

## LOUNGE/DINER

This generously sized room is bathed in natural light, thanks to rear-facing Bi-fold doors that open seamlessly onto a beautifully landscaped garden, creating an ideal indoor-outdoor flow. The room features stylish decorative panelling to the walls and a striking herringbone floor, adding elegance and warmth. Equipped with a TV point,

power points, and central heating radiators for comfort, it's a practical and inviting space. A large built-in storage cupboard ensures you have ample space for all your essentials, and there's plenty of room to accommodate a sizeable dining table, perfect for family meals or entertaining guests.

## FIRST FLOOR-LANDING

With a side facing double glazed window, loft access, central heating radiator and a built in storage cupboard.

## BEDROOM ONE

With a rear facing double glazed window, power points, central heating radiator and access into the en-suite.

## EN SUITE

A partly tiled three-piece suite, including a spacious shower enclosure with a luxurious rainfall attachment. The stylish wash hand vanity unit provides both storage and functionality, low flush W/C, a side facing double glazed obscure window, chrome towel radiator and a tiled floor complementing the the modern aesthetic.

## BEDROOM TWO

With a front facing double glazed window, power points, central heating radiator and Vinyl flooring.

## BEDROOM THREE

With a front facing double glazed window, power points and a central heating radiator.

## FAMILY BATHROOM

This partly tiled, modern three-piece bathroom suite includes a bath with a shower overhead, offering versatile

options for both quick showers and relaxing soaks. The wash hand vanity unit combines style and practicality, while the low flush WC enhances efficiency. A chrome towel radiator and the tiled flooring adds a touch of contemporary elegance.

#### **EXTERNAL**

The property boasts an appealing frontage, featuring a well-maintained lawn area and shared access leading to a private driveway with space for two cars. Secured gated access provides a safe and convenient entry to the rear of the property. The beautifully landscaped garden at the back is designed for low-maintenance enjoyment, with an artificial lawn framed by wooden sleepers, mature bushes, and plants for a lush, natural feel. Multiple patio areas offer the perfect setting for outdoor entertaining, while the addition of an outside tap adds functionality. Completing the space is a charming wooden-built summer house, ideal for relaxation or as a versatile garden retreat.

## **8 LAPWING CLOSE**





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## ADDITIONAL INFORMATION

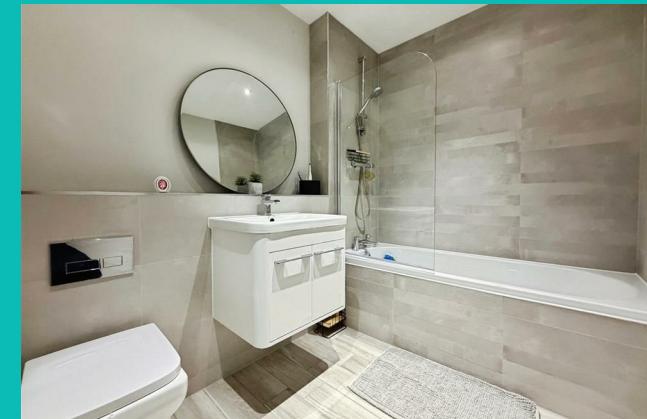
**Local Authority** – Bassetlaw

**Council Tax** – Band B

**Viewings** – By Appointment Only

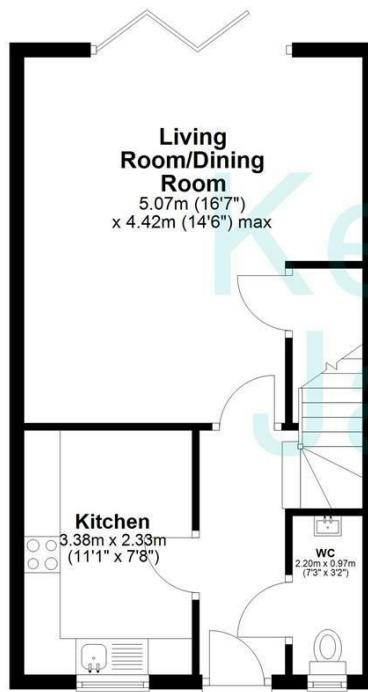
**Floor Area** – 834.40 sq ft

**Tenure** – Freehold



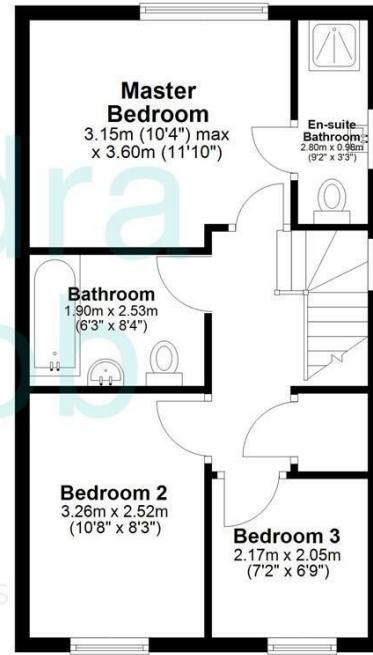
## Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 77.5 sq. metres (834.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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