



Lakeside Boulevard, Lakeside DONCASTER

welcome to

Lakeside Boulevard, Lakeside DONCASTER

Situated in this sought after location of Lakeside with excellent links to local amenities and transport links is this beautifully presented three bedroom end terraced property which is ideal for a young or growing family. This property is an opportunity not to be missed!



Entrance Hall

Accessed through a side facing composite door. There is laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

Ground Floor W.C

Fitted with a WC and a floating sink. There is partial tiling to the walls, a central heating radiator and a side facing obscure double glazed window.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)

With a front facing double glazed window and rear facing double glazed French doors. There are two central heating radiators.

Kitchen Diner

16' 2" x 9' (4.93m x 2.74m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel bowl and a half sink and drainer with mixer tap. The kitchen has a four burner gas hob with extractor hood above, single electric oven, integrated fridgefreezer, washing machine and dishwasher. There is laminate flooring, a central heating radiator, space for a dining table and chairs and a front facing double glazed window.

First Floor Landing

There is a side facing obscure double glazed window, built in cupboard housing the boiler and loft access.

Bedroom One

15' 1" max x 9' 1" (4.60m max x 2.77m)

With rear facing full length windows and a central heating radiator, There is access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a floating sink and a shower cubicle with shower. There is partial tiling to the walls, tiling to the floor, a heated towel rail and an extractor fan.

Bedroom Two

10' 5" max x 9' 1" to wardrobes (3.17m max x 2.77m to wardrobes)

With front facing full length double glazed windows and a central heating radiator.

Bedroom Three

10' 1" x 7' 1" (3.07m x 2.16m)

There is a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a floating sink and a bath with shower over. There is partial tiling to the walls, tiling to the floor, a heated towel rail and a front facing obscure double glazed window.

Outside

To the front of the property is a gate and pathway which gives access to the property while to the rear of the property is an enclosed lawned garden. There is a decking area and a rear access gate which gives access to the driveway to provide ample off road parking and an electric charging point.



view this property online williamhbrown.co.uk/Property/DCR121812



welcome to

Lakeside Boulevard, Lakeside DONCASTER

- ENCLOSED CORNER PLOT POSITION
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOM END TERRACED PROPERTY
- GROUND FLOOR W.C
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: B

£235,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR121812



Property Ref:
DCR121812 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk