



**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 well-presented two bedroom first floor apartment. The property is surrounded by a maintained garden and benefits from having allocated parking and a balcony.



### **Communal Entrance**

Accessed through a door. There are stairs which rise to the first floor.

### **Entrance Hall**

There is a door which gives access to the hallway. There is a central heating radiator, an intercom and a useful storage cupboard. There is access to the loft which has a loft ladder, is boarded and has lights and electric points.

### **Lounge**

18' 11" x 9' 11" ( 5.77m x 3.02m )

With two front facing double glazed windows and front facing double glazed French doors which give access to the balcony. There are two central heating radiators and useful storage cupboards.

### **Kitchen Diner**

13' 1" max x 8' 5" max ( 3.99m max x 2.57m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the bowl and a half sink and drainer with mixer tap. The kitchen has a four burner hob with extractor hood above, integrated fridge and washing machine. There is a cupboard housing the wall mounted boiler, vinyl flooring and two rear facing double glazed windows.

### **Bedroom One**

13' 8" x 9' 10" ( 4.17m x 3.00m )

With a rear facing double glazed window, fitted wardrobes ideal for hanging and storage space and a central heating radiator.

### **Bedroom Two**

12' 3" x 8' 5" ( 3.73m x 2.57m )

With a front facing double glazed window, fitted wardrobes ideal for hanging and storage space and a central heating radiator. There is an integrated freezer.

### **Bathroom**

Fitted with a WC, a wash hand basin, a bidet and bath with shower over. There is tiling to the walls and floor, a central heating radiator, an extractor fan, a heated towel rail and a rear facing obscure double glazed window.

### **Outside**

There is an allocated parking space.



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## Lakeside Boulevard, Lakeside Doncaster

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SOUGHT AFTER LOCATION
- TWO BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- KITCHEN DINER

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122486 - 0004

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