



**Swan Road, Lakeside Doncaster**

**welcome to**

**Swan Road,Lakeside Doncaster**

GUIDE PRICE £240,000 - £250,000 Situated in this sought after location at Lakeside, close to a host of local amenities, excellent transport links is this well-presented spacious three bedroom semi-detached home. The property has a generous enclosed rear garden and off road parking for two cars.





### Entrance Hall

With a front facing sealed unit door, a side facing double glazed window, a central heating radiator and a useful understairs storage cupboard.

### Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a central heating radiator.

### Lounge

16' 6" x 10' 6" ( 5.03m x 3.20m )

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

### Kitchen Diner

17' 2" x 9' 6" ( 5.23m x 2.90m )

With a rear facing double glazed window and French doors giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric double oven, plumbing for a washing machine and an integrated fridge-freezer and dishwasher. There is a central heating radiator and downlights to the ceiling.

### First Floor Landing

With a side facing double glazed window, a central heating radiator, an airing cupboard and access to the loft.

### Master Bedroom

10' 8" x 9' 11" ( 3.25m x 3.02m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is splashback tiling, a central heating radiator and an extractor fan.

### Bedroom Two

12' 5" x 9' 10" ( 3.78m x 3.00m )

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

### Bedroom Three

8' 10" x 8' 4" ( 2.69m x 2.54m )

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

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a panelled bath with mixer tap. There is partial tiling to the walls, a heated towel rail, downlights to the ceiling and an extractor fan.

### Outside

To the front of the property there is a lawned garden with a driveway to the side providing off road parking for two cars. To the rear of the property there is a generous enclosed lawned garden with patio area.

### Agent's Note

The vendor has made us aware that there is a service charge for the upkeep of the development, contact the branch for further details.



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## Swan Road, Lakeside Doncaster

- GUIDE PRICE £240,000 - £250,000
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£240,000-£250,0000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124060 - 0003

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**