



**Wintersett Drive, Lakeside Doncaster**

welcome to

## Wintersett Drive, Lakeside Doncaster

GUIDE PRICE £315,000 - £325,000. This fabulous four bedroom detached family home is beautifully presented throughout and is situated in this popular sought after development. The property benefits from close links to a range of local amenities, front and rear gardens, off road parking and a garage.



## **Entrance**

A sealed unit door gives access to the entrance hall which has a central heating radiator, a tiled floor and stairs which rise to the first floor landing.

## **Kitchen**

13' x 8' 8" ( 3.96m x 2.64m )

With a front facing double glazed window, wall and base units with coordinating worksurfaces housing the 1 and 1/2 bowl sink and drainer with mixer tap. There is complimentary tiling, a gas hob with electric double oven and grill, plumbing for a washing machine and a integrated fridge freezer. The room has a side facing sealed unit door and laminate flooring.

## **Lounge**

13' 4" x 12' 11" ( 4.06m x 3.94m )

A spacious lounge with a rear facing double glazed window, a feature fire place to the focal point of the room, coving to the ceiling and a central heating radiator. Double doors open into the dining room.

## **Dining Room**

9' 9" x 8' 11" ( 2.97m x 2.72m )

With rear facing double glazed french doors giving access to the conservatory, a central heating radiator and a tiled floor.

## **Conservatory**

12' 4" x 10' 1" ( 3.76m x 3.07m )

With rear and side facing double glazed windows, side facing double glazed french doors giving access to the rear garden and laminate flooring.

## **First Floor Landing**

### **Bedroom One**

11' 7" x 11' 5" ( 3.53m x 3.48m )

With a front facing double glazed window, fitted wardrobes providing a range of hanging and storage space , a central heating radiator and a door which gives access to the en-suite shower room.

## **En-Suite Shower Room**

With a front facing obscured double glazed window, a WC, a wash hand basin, a shower area and a chrome heated towel rail.

## **Bedroom Two**

13' 1" x 8' 8" ( 3.99m x 2.64m )

With a front facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

## **Bedroom Three**

9' 10" x 9' 3" ( 3.00m x 2.82m )

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

## **Bedroom Four**

9' 10" x 8' 5" ( 3.00m x 2.57m )

With a rear facing double glazed window, a central heating radiator and wardrobes providing storage space.

## **Family Bathroom**

With a rear facing double glazed window, a bath with shower over, a hand wash basin on a vanity unit and a low flush WC.

## **Outside**

To the front is a spacious driveway which provides ample off road parking which intern leads to the garage. To the rear the property has a enclosed lawned garden with fencing to the perimeter and a patio area.

## **Garage**

14' 10" x 8' ( 4.52m x 2.44m )

With roller shutter door and a further door which gives access to the entrance hall.



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- GUIDE PRICE £315,000-£325,000
- FOUR BEDROOM DETACHED FAMILY HOME
- CLOSE TO A RANGE OF LOCAL AMENITIES AND LAKESIDE SHOPPING VILLAGE
- CONSERVATORY AND LOUNGE
- ENCLOSED REAR GARDEN AND OFF ROAD PARKING TO THE FRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£315,000-£325,000**



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Property Ref:

DCR125584 - 0004

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