



Tawny House Sandpiper Drive, Lakeside Doncaster DN4 5QH



welcome to

Tawny House Sandpiper Drive, Lakeside Doncaster

GUIDE PRICE £220,000-£230,000. This top floor two bedroom penthouse apartment offers Lakeside living with panoramic views, a modern open plan living kitchen diner with utility and Juliet balcony. With no chain, NHBC warranty remaining, private parking, EV charging and strong rental potential.



Entrance Hall

Featuring spotlights, thermostat control, a central heating radiator and a useful storage cupboard.

Living Kitchen Diner

The open plan living kitchen diner forms the centrepiece of the home, offering generous space enhanced by Juliet balcony doors that frame stunning Lakeside views. The kitchen area includes integrated appliances including a fridge-freezer, a double oven with microwave, washing machine and wine cooler. There is a sink and drainer with mixer taps, a central island with hob and overhead extractor and ample cabinetry in a modern finish with spotlights to the ceiling. The room benefits from an intercom system for secure entry, a central heating radiator, a front facing double glazed window and front facing French doors leading onto a Juliet balcony providing stunning panoramic views of the lake and an ideal spot for relaxation and taking in the scenic surroundings throughout the day.

Utility Room

The utility room provides a practical and organised space, complete with a wall mounted boiler, counter-top work space, plumbing for a washing machine and a central heating radiator.

Bedroom One

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

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a heated towel radiator, downlights and a rear facing obscure double glazed window that provides both privacy and natural light.

Bedroom Two

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

Bathroom

Fitted with a low flush WC, hand was basin with mixer tap and a bath. There is contemporary and attractive tiling, a central heating radiator, extractor fan and downlights to the ceiling.

Outside

The property includes a private allocated parking space along with a personal EV charging point. There are additional visitors parking spaces on a first come first serve basis.



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- GUIDE PRICE £220,000-£230,000
- MODERN OPEN PLAN KITCHEN WITH BREAKFAST BAR ISLAND
- JULIET BALCONY WITH STUNNING LAKESIDE VIEWS
- MASTER BEDROOM WITH EN-SUITE
- ALLOCATED PARKING WITH EV CHARGING POINT

Tenure: Leasehold EPC Rating: B

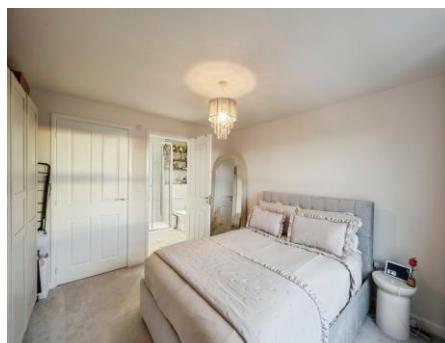
Council Tax Band: C Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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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.



Property Ref:
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