

horton knights of doncaster

20 Lake View, Lakeside, Doncaster, DN4 5NQ



HIGHLY SOUGHT-AFTER LAKESIDE LOCATION / ATTRACTIVE OPEN VIEWS CLOSE TO PICTURESQUE LAKE WALKS / BEAUTIFULLY PRESENTED THROUGHOUT / SPACIOUS AND WELL-APPOINTED ACCOMMODATION / BRIGHT AND AIRY LIVING SPACES / CONTEMPORARY FITTED KITCHEN / WELL-PROPORTIONED BEDROOMS / IDEAL FOR FAMILIES AND PROFESSIONALS / CLOSE TO LAKESIDE VILLAGE SHOPPING CENTRE / EASY ACCESS TO DONCASTER TOWN CENTRE / EXCELLENT TRANSPORT LINKS INCLUDING THE M18 MOTORWAY / EARLY VIEWING HIGHLY RECOMMENDED

Full property details to follow, please call the office on 01302 760322...

Situated in the highly sought-after Lakeside development, this beautifully presented property at 20 Lake View offers stylish, modern living in one of Doncaster's most desirable residential locations. Overlooking attractive open views and just moments from picturesque lake walks, the home perfectly combines tranquillity with convenience.

The property features spacious and well-appointed accommodation, ideal for families and professionals alike. Bright and airy living spaces are complemented by a contemporary kitchen and well-proportioned bedrooms, creating a comfortable and versatile layout throughout.

Positioned within easy reach of Lakeside Village shopping centre, reputable local schools, and excellent transport links including the M18 motorway and Doncaster town centre, this home offers both lifestyle and connectivity.

An exceptional opportunity to acquire a superb home in a prime setting — early viewing is highly recommended.

Asking Price £190,000

ACCOMMODATION

ENTRANCE HALL

KITCHEN DINER

LOUNGE

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

EN-SUITE

BEDROOM 2

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:

TENURE - FREEHOLD - There is an estate charge payable of aprox £126.00 per annum. There is also a possible lake charge payable direct to Doncaster Council of aprox £500.00 per annum of the upkeep of the Lake. (This charge is TBC).

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

