

Potteric Edge, Lakeside Doncaster

william h brown

welcome to

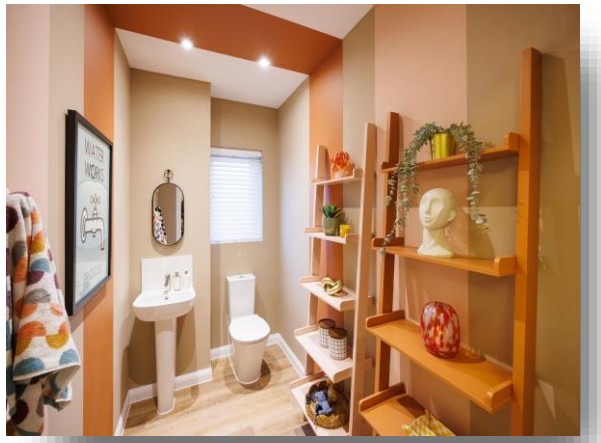
Potteric Edge,Lakeside Doncaster

This beautifully presented three bedroom mid-terrace home offers spacious and versatile accommodation, perfectly suited to modern family living. Available through a 45% shared ownership scheme, the property presents an excellent opportunity for first-time buyers and growing families alike.













Entrance Hall
A welcoming entrance hall with stairs which rise to the first floor accommodation, ample access to the ground floor W.C, study and dining kitchen and a central heating radiator.

Study
8' 5" x 7' 7" (2.57m x 2.31m)
A versatile home office or study, ideal for those working remotely, featuring a front facing double glazed window that provides plenty of natural light, along with a central heating radiator.

Ground Floor W.C
Fitted with a low flush W.C, a wash hand basin and side facing obscured double glazed window.

Kitchen / Diner
15' 7" x 14' 5" (4.75m x 4.39m)
Fitted with a stylish range of wall and base units complemented by coordinating work surfaces, incorporating a stainless steel sink and drainer with mixer tap.There is ample room for dining and entertaining, while French doors open directly onto the rear garden, allowing natural light to flood the room. Further features include spotlights and downlights, a useful storage cupboard, and contemporary finishes throughout.

First Floor Landing
A spacious first floor landing with stairs rising to the second floor accommodation. The landing provides access to the sitting room, family bathroom and a generously sized third bedroom.

Sitting Room
15' 7" x 11' 4" (4.75m x 3.45m)
An elevated and generously proportioned lounge enjoying pleasant views over the rear garden through a rear facing double glazed window. This inviting reception space is finished with a central heating radiator and provides the perfect setting for relaxing and entertaining.

Bedroom Three
15' 7" x 8' 5" (4.75m x 2.57m)
With two front facing double glazed windows providing an abundance of natural light and a central heating radiator.

Bathroom
Fitted with a low flush W.C., a wash hand basin and a paneled bath. There is a side facing obscured double glazed window providing natural light and ventilation, together with an extractor fan.

Second Floor Landing
With access to both bedroom one and two.

Bedroom One
15' 7" x 11' 4" (4.75m x 3.45m)
A generously sized principal bedroom suite, positioned on the second floor. The room features a rear facing double glazed window allowing for plenty of natural light, a central heating radiator and direct access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a side facing obscured double glazed window, a central heating radiator and an extractor fan.

Bedroom Two
15' 7" x 8' 4" (4.75m x 2.54m)
Another spacious room with two front facing double glazed windows and a central heating radiator.

Outside
Outside, the property benefits from a driveway providing ample off-road parking for two vehicles. To the rear, there is an enclosed garden with fencing to the perimeter, creating a secure and private outdoor space ideal for relaxing or entertaining.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- BOVIS HOMES NEW BUILD SITUATED ON THE POTTERIC EDGE DEVELOPMENT
- THREE BEDROOM MID-TERRACE FAMILY HOME SET OVER THREE FLOORS
- STYLISH KITCHEN DINER
- STUDY / HOME OFFICE
- ELEVATED LOUNGE SITUATED ON THE FIRST FLOOR

Tenure: Leasehold EPC Rating: Exempt
Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership **£132,728**









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127448

The Property Ombudsman

Property Ref:
DCR127448 - 0003

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.

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