



**Swan Road, Lakeside Doncaster**



**welcome to**

**Swan Road, Lakeside Doncaster**

GUIDE PRICE £180,000-£190,000 Situated in this sought after location close to Lakeside Village, Doncaster Dome, and a range of amenities is this two double bedroom semi detached home. Ideal for first time buyers or growing families!



### **Entrance Hall**

With a front facing sealed unit door and a central heating radiator.

### **Cloak Room**

Fitted with a front facing obscured double glazed window, a low flush WC, a wash hand basin with tiled splashback, an extractor fan and a central heating radiator.

### **Kitchen**

11' 10" x 6' 3" ( 3.61m x 1.91m )

Fitted with a range of modern high gloss wall and base units with coordinating work surfaces housing the gas hob with stainless steel finish splashback and extractor above. There is a integrated electric hob with electric oven and grill, space for an integrated fridge freezer, plumbing for a washing machine, downlights to the ceiling and front facing double glazed window.

### **Lounge**

13' 5" x 13' 6" ( 4.09m x 4.11m )

With rear facing double glazed French doors opening up onto the rear garden, there is a central heating radiator and under stairs storage cupboard.

### **First Floor Landing**

From the entrance hall, stairs rise to the first floor landing which has access to the loft and a central heating radiator.

### **Bedroom One**

9' 11" x 11' 10" ( 3.02m x 3.61m )

With a front facing double glazed window, a central heating radiator and a useful storage cupboard. A door gives access to the ensuite shower room.

### **En-Suite Shower Room**

With the front facing obscure double glaze window, a WC a wash hand basin with mixer tap, there is splashback tiling, a central heating radiator and a shower cubicle with shower.

### **Bedroom Two**

13' 5" x 6' 9" ( 4.09m x 2.06m )

With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

### **Bathroom**

Fitted with a WC, a wash hand basin with mix tap, a panelled bath with shower over and extractor fan.

### **Garden**

To the front is a low maintenance garden with off-road parking whilst to the rear there is an enclosed garden which is manly laid to lawn.



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## Swan Road, Lakeside Doncaster

- GUIDE PRICE £180,000-£190,000
- TWO DOUBLE BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING TO THE FRONT
- FRONT ASPECT KITCHEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£180,000-£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125400 - 0004

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