



**Lakeen Road, Intake Doncaster**

**welcome to**

## **Lakeen Road,Intake Doncaster**

GUIDE PRICE £190,000 - £200,000 - A unique two bedroom detached bungalow with no onward chain with close links to Doncaster Royal Infirmary and a range of local amenities. Benefiting from spacious living accommodation with an ample lounge, dining room and breakfast kitchen.



## **Entrance Hall**

With a front facing upvc exterior door with double glazed side panels and a central heating radiator.

## **Lounge**

16' 2" into bay x 12' ( 4.93m into bay x 3.66m )

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a gas feature fireplace.

## **Dining Room**

11' 11" x 14' 1" max ( 3.63m x 4.29m max )

With a rear facing double glazed window, a gas feature fireplace, coving to the ceiling and access to a useful store room.

## **Store Room**

3' x 6' 6" ( 0.91m x 1.98m )

## **Breakfast Kitchen**

18' 3" x 10' 10" ( 5.56m x 3.30m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a dishwasher, plumbing for a washing machine, an electric cooker point and space for a fridge and freezer. There is a breakfast/dining bar area, a wall mounted boiler, wall to floor tiling, a central heating radiator, front and side facing double glazed windows and access to the rear lobby.

## **Rear Lobby**

With a side facing door providing access to the driveway and rear garden and access to an additional store room.

## **Store Room**

6' 1" x 2' 11" ( 1.85m x 0.89m )

With a side facing double glazed window.

## **Bedroom One**

13' 1" plus bay x 11' 11" ( 3.99m plus bay x 3.63m )

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling.

## **Bedroom Two**

12' 3" x 12' max ( 3.73m x 3.66m max )

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

## **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator, wall to floor tiling, downlights to the ceiling, panelling and downlights to the ceiling and a rear facing obscure double glazed window.

## **Outside**

To the front of the property there is a lawned garden and variety of mature shrubs and plants. There is a gated driveway providing off road parking which leads to the double garage, green house and workshop/store. To the rear of the property there is an enclosed lawned garden with patio areas and access to the outbuildings.

## **Double Garage**

18' 7" x 17' 6" ( 5.66m x 5.33m )

With an up and over door.

## **Green House**

23' 3" x 6' 6" ( 7.09m x 1.98m )

A brick built green house with a front facing double glazed window and two side facing double glazed windows and door.

## **Workshop**

10' x 6' 9" ( 3.05m x 2.06m )

With a front facing door and a side facing double glazed window.



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## Lakeen Road, Intake Doncaster

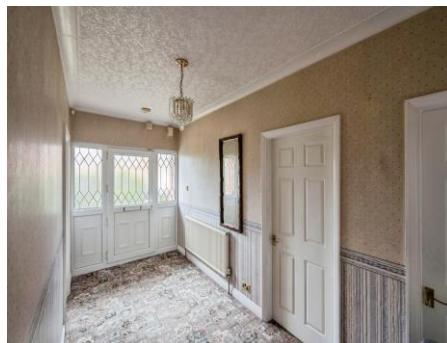
- GUIDE PRICE £190,000 - £200,000
- CLOSE TO A RANGE OF LOCAL AMENITIES, DONCASTER ROYAL INFIRMARY, RACE COURSE AND LOCAL SUPERMARKETS
- SPACIOUS BAY FRONTED LOUNGE
- SOUGHT AFTER LOCATION
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£190,000-£200,000**



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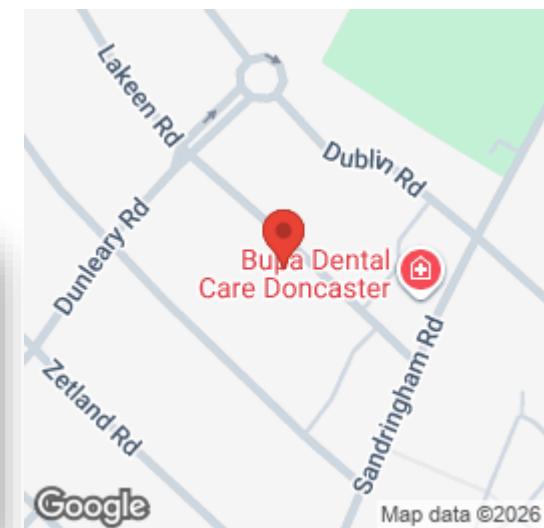


Property Ref:

DCR124246 - 0004

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Please note the marker reflects the postcode not the actual property



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