

Lindum Way, Ingleby  
Doncaster



Asking Price £189,950

**IH** INGLEBY HOMES







Built to the always sought-after 'Souter' design by Persimmon, and being a particularly impressive example of its kind, this 'stand out' town house delivers modern accommodation over three levels.

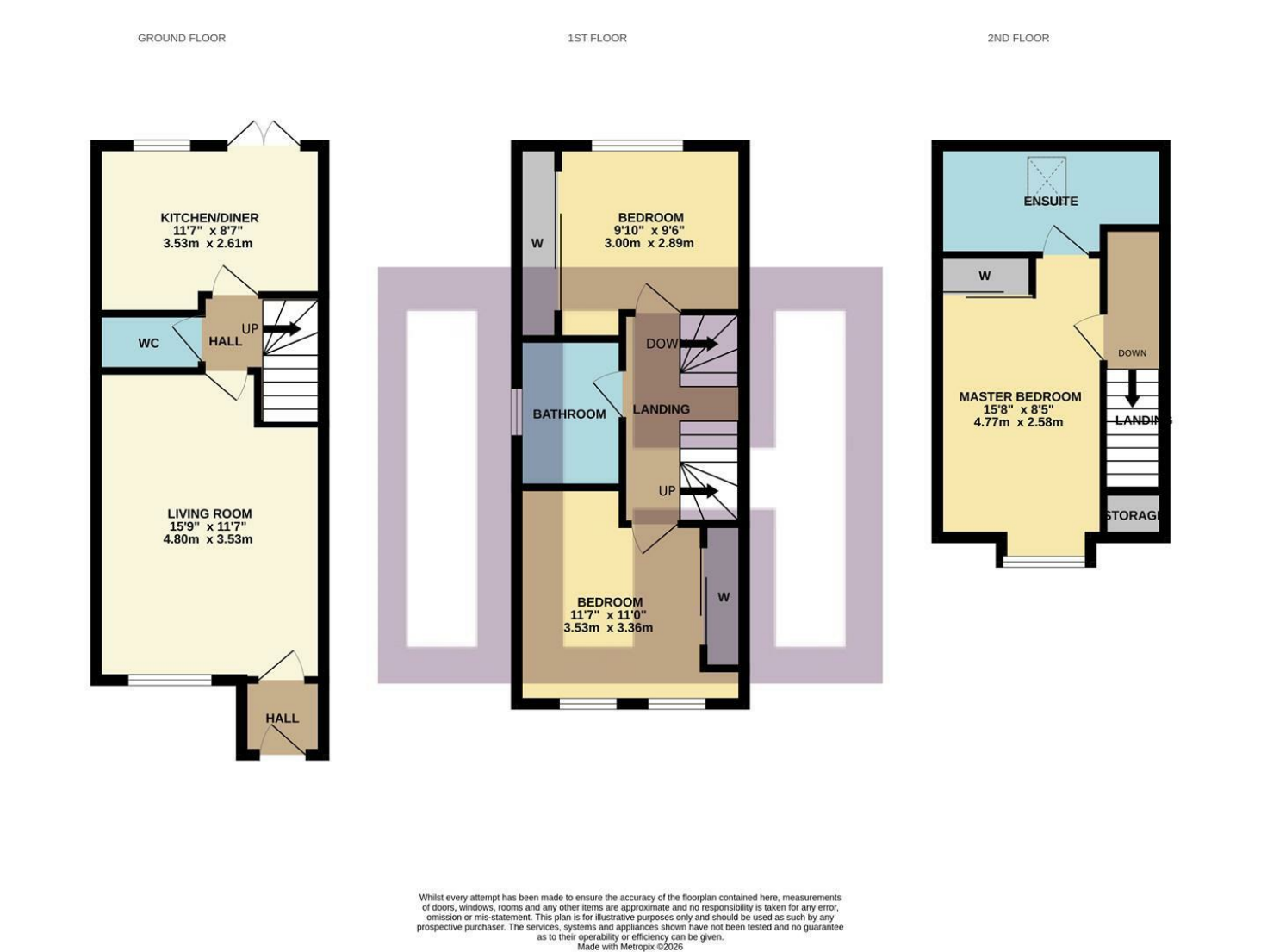
Although having only been constructed in 2020, this property has already been significantly upgraded, most notably with the addition of a modern air conditioning system that can provide both hot and cold air, whilst each of the three double bedrooms now boasts quality fitted wardrobes, the top floor 'Master' is also ensuite.

Enjoying a nice end position, tucked off the main road, with double off-road front parking and a westerly, enclosed garden at the rear, whilst being well situated for fantastic local amenities and schooling.



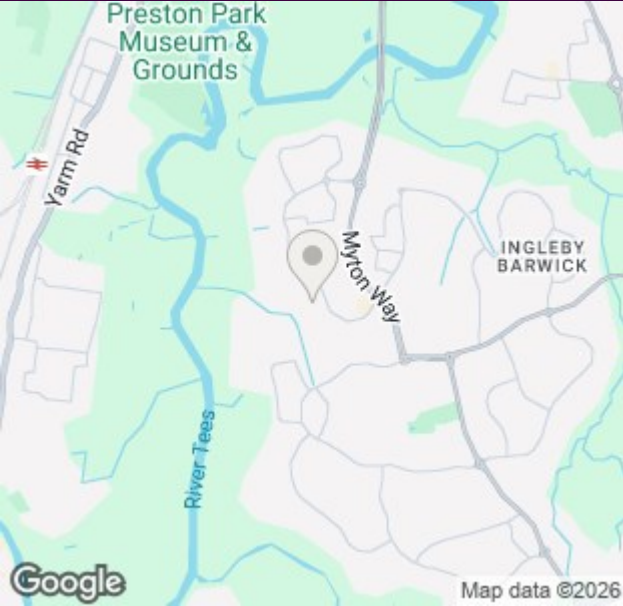
Briefly the ground floor accommodation comprises an entrance hall, lounge, inner hall, cloakroom/WC, and very smart, upgraded fitted kitchen/diner with built-in appliances and feature 'Quartz' tops. Two the double bedroom are found the first floor, along with the family bathroom, whilst the 'Master' with ensuite occupies the second floor.

# The Layout



| Energy Efficiency Rating  |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |   |         |           |
| (92 plus) A   |         | 94        | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) B   | 83      |           | (92 plus) A   |         |           |
| (69-80) C   |         |           | (81-91) B   |         |           |
| (55-68) D   |         |           | (69-80) C   |         |           |
| (39-54) E   |         |           | (55-68) D   |         |           |
| (21-38) F   |         |           | (39-54) E   |         |           |
| (1-20) G  |         |           | (21-38) F   |         |           |
| Not energy efficient - higher running costs                     |         |           |   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |   |         |           |
| England & Wales   |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           | EU Directive 2002/91/EC   |         |           |

# The Location



Council Tax Band: C  
Tenure: Freehold





- A fine example of the especially popular 'Souter' design
- Great position, tucked off the main street
- Modern, attractive and in terrific condition, still feeling brand new
- Air conditioning system that can deliver both hot and cold air
- Quality robes fitted to all three bedrooms, 'Master' with ensuite
- Impressive, upgraded kitchen with appliances and 'Quartz' tops



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