



Swan Road, Lakeside Doncaster

welcome to

Swan Road,Lakeside Doncaster

GUIDE PRICE £240,000-£250,000. This superb three bedroom semi-detached family home is situated in the highly sought after location within walking distance to the lake. Benefiting from a stunning rear garden, a rear aspect lounge, a dining kitchen, ground floor WC and master bedroom with en-suite.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, laminate flooring, thermostat, useful understairs storage and stairs which rise to the first floor landing.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, a central heating radiator and a front facing obscure double glazed window.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has a four ring gas hob with stainless steel splashback and extractor above, an electric oven and grill and an integrated fridge-freezer and dishwasher. There is a central heating radiator, downlights to the ceiling, complimentary splashback tiling, area for a dining table and chairs and a front facing double glazed window.

Lounge

With rear facing French doors with double glazed side panels which lead out to the rear garden and a central heating radiator.

First Floor Landing

With a useful storage cupboard and a loft hatch.

Bedroom One

With a rear facing double glazed window and a central heating radiator. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle. There is splashback tiling, an extractor fan and a side facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a panelled bath with mixer tap. There is a heated towel rail, partial tiling to the walls, downlights to the ceiling, an extractor fan and a front facing obscure double glazed window.

Outside

To the front of the property there is a footpath with shrubs whilst to the side there is a driveway with EV charging point providing off road parking. To the rear of the property there is an enclosed landscaped rear garden with lawn, Indian sandstone patio area, outside tap, garden shed and side shed which gives access to the driveway.



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Swan Road, Lakeside Doncaster

- GUIDE PRICE £240,000-£250,000
- OFF ROAD PARKING WITH EV CHARGING POINT
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£240,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126261 - 0002

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