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Pond Close, Lakeside, Doncaster, DN4 5NY
Offers In Excess Of £195,000

MODERN CONTEMPORARY STYLED 3 BED HOUSE / SOUGHT AFTER LAKESIDE DEVELOPMENT / FULLY FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES / EN SUITE SHOWER ROOM / OFF ROAD PARKING / VIEWING ESSENTIAL //

Located on this new Lakeside Development, a modern contemporary styled 3 bedroom house. Very central location within walking of Lakeside retail and leisure facilities, and access to the motorway network. It has a gas radiator heating system via a combination type boiler, 'anthracite' coloured PVC double glazing and briefly comprises: Entrance hall with a ground floor W/C off, open plan lounge with double doors onto the rear garden, large fully fitted dining kitchen with a host of integrated appliances, landing, 3 bedrooms, the main bedroom has an en-suite plus there's a family bathroom. Outside are attractive lawned gardens and off road parking. Lovely development with Lakeside walks, access to the city centre, plus easy access to the M18 and motorway networks making it perfect for commuters too. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION

A contemporary style double glazed door leads into the property's entrance hall.

ENTRANCE HALL

This has a built in understairs storage cupboard, a central heating radiator, a central ceiling light, a staircase leading to the first floor accommodation and doors to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wall hung wash basin, a PVC double glazed window, a central ceiling light, a central heating radiator and luxury vinyl tiled style flooring.

LOUNGE

16'6" x 9'10" (5.03m x 3.00m)

Rear facing, it has 2 PVC double glazed double opening doors onto the property's rear garden, a further PVC double glazed window, a central heating radiator, a media plate with television aerial point and a central ceiling light.

DINING KITCHEN

15'10" x 8'9" (4.83m x 2.67m)

Fitted with a range of modern high and low level units finished with a light grey coloured cabinet door and a contrasting rolled edge work surface. There is a single drainer stainless steel sink unit with a mixer tap, a host of integrated appliances to include a dishwasher, fridge/freezer, a four ring gas hob with a stainless steel splashback, an extractor hood and an integrated double oven. There is also a recess suitable for a washing machine with plumbing laid

on, a PVC double glazed window to the front and an area suitable for a dining table which has a central heating radiator, a vinyl floor covering, inset spotlighting to the ceiling and smoke and heat alarms.

FIRST FLOOR LANDING

With an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

11'7" x 9'4" (3.53m x 2.84m)

A attractive double bedroom fitted with a broad PVC double glazed window to the rear with fitted blinds, a central heating radiator, a central ceiling light and a door to the en suite shower room.

EN SUITE SHOWER ROOM

This is fitted with a modern white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower over including tiling to the four walls, a floating wash hand basin, a low flush W/C, a central heating radiator, vinyl flooring an extractor fan and a central ceiling light.

BEDROOM 2

9'6" x 9'4" (2.90m x 2.84m)

A second good sized room, it has a pvc double glazed window to the front with fitted blinds, a central heating radiator, in built cupboard and a central ceiling pendant light.

BEDROOM 3

8'4" x 6'8" (2.54m x 2.03m)

With a PVC double glazed window to the rear with fitted blinds, a central heating radiator and a central ceiling pendant light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a shower screen and has an electric shower over and a floating wash hand basin, and a low flush wc. There is towel rail / radiator, modern two tone tiling to the bathing areas and splashbacks, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

There is an open plan front lawn with an ornamental tree inset, a tarmac driveway which provides car standing with an electric car charging point.

REAR GARDEN

To the rear, there is a nice sized enclosed garden, it is mainly lawned with fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD. There is an estate charge payable which is £130.00. Lake charge TBC with the homeowner.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age approx. 3 years

HEATING - Gas radiator central heating. Combination boiler. Age 3 years.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload

speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a

visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30

Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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