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Gliwice Way, Lakeside, Doncaster, DN4 5QB

Guide Price £240,000 - £255,000

IMMACULATE CONTEMPORARY STYLED 3 BEDROOM SEMI / SPACIOUS LIVING OVER 3 FLOORS / CENTRAL LAKESIDE POSITION / AMAZING OPEN PLAN DINING KITCHEN / FIRST FLOOR BALCONY / EN-SUITE SHOWER ROOM / GARAGE & PARKING / ENCLOSED REAR GARDEN / VIEWING ESSENTIAL //

One to view.....finished with an immaculate and stylish interior this house offers ample living space over 3 floors. The contemporary layout includes an amazing open plan living dining kitchen with integrated appliances, a ground floor wc and a study/ home office. On the first floor there is a lounge which opens onto a balcony overlooking the rear garden, a main double bedroom with an en-suite shower room, whilst on the upper floor there are two further large double bedrooms and a pristine house bathroom. Outside there is a front garden which offers immediate access to Lakesides many varied retail and leisure facilities including lakeside walks, plus an enclosed rear garden, car parking and a brick garage.

ACCOMMODATION

A composite type double glazed door with a fan light over leads into the property's long entrance hall.

ENTRANCE HALL

This is all smartly finished with a high gloss tiled floor covering, a staircase leading to the first floor, a radiator concealed behind a radiator grille and a deep built in utility cupboard with room for a tumble dryer and/or washing machine plus plumbing laid on, it also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

GROUND FLOOR W/C

Fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin. There is tiled flooring, a PVC double glazed window, a ceiling light and an extractor fan.

PLAY ROOM/ OFFICE

8'0" x 6'4" (2.44m x 1.93m)

A useful space with contemporary living in mind, it would make a perfect home office. It has a PVC double glazed window to the front, tiled flooring, a central heating radiator and a central ceiling light.

OPEN PLAN LIVING DINING KITCHEN

24'7" max x 13'7" (7.49m max x 4.14m)

This is probably better demonstrated by the photographs, a large contemporary styled open plan living space, it has a set of PVC double glazed double opening doors set into a deep bay, a ceiling light and a central heating radiator. The kitchen is all beautifully fitted with a range of modern high and low level units finished with a high gloss cabinet door and a contrasting work surface, there is a single drainer stainless steel sink unit with a mixer tap, a four ring gas hob, a stainless steel splashback, an extractor hood, an integrated double oven, room for a tall fridge freezer and

space for a dishwasher. There is a continuation of the tiled flooring throughout, feature lighting and a deep built in understairs storage cupboard.

FIRST FLOOR LANDING

From here the stairs continue up to the top floor, there is a built in cupboard which houses the pressurised hot water cylinder with linen storage space and doors;

LOUNGE

13'7" x 11'0" (4.14m x 3.35m)

A good sized rear facing reception room with a set of double doors and windows which open to give access onto a first floor balcony, there are 2 central heating radiators and a central ceiling light.

BEDROOM 1

13'7" x 7'10" (4.14m x 2.39m)

This has 2 PVC double glazed windows to the front elevation, a central heating radiator, a range of fitted bedroom furniture concealing hanging rail and storage and a door to an ensuite shower room.

EN SUITE SHOWER ROOM

All smartly presented, this is fitted with a modern white suite comprising of a shower enclosure, a wash hand basin and a low flush W/C. There is modern flooring, a ceiling light, an extractor fan and a contemporary style towel rail/ radiator.

SECOND FLOOR LANDING

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

BEDROOM 2

13'7" x 12'2" (4.14m x 3.71m)

This is a good sized double room, it has a PVC double glazed window to the front, a further double glazed velux window with fitted blinds, a central heating radiator and a central ceiling light.

BEDROOM 3

13'7" x 11'0" max (4.14m x 3.35m max)

A large rear facing double bedroom with a broad PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

FAMILY BATHROOM

All smartly finished and fitted with a modern white suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is modern flooring, a contemporary style towel rail/ radiator, a central ceiling light and an extractor fan plus a floating wall shelf.

OUTSIDE

To the front of the property there is a forecourt garden with pedestrian access onto Gliwice Way, giving easy walking access to Lakeside Retail & Leisure.

REAR GARDEN

The rear garden itself is mainly lawned with a paved patio and sitting area. The rear garden is all enclosed, it has fencing to the perimeters with a pedestrian gate leading to a car parking area and garage. There is additional visitor parking within this area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. As new in 2016

HEATING - Gas radiator central heating plus a pressurised hot water cylinder. Age of boiler, as new in 2016.

COUNCIL TAX - Band C.

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

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