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Pond Close, Lakeside, Doncaster, DN4 5NY
Asking Price £180,000

AN IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE / CONTEMPORARY STYLING THROUGHOUT / FULLY FITTED MODERN KITCHEN / ATTRACTIVE GARDEN / OFF ROAD PARKING / POPULAR DEVELOPMENT //

Located on this attractive development, an immaculate 2 bedroom semi detached house which has the benefit of Anthracite coloured pvc double glazing, gas central heating and briefly comprises; Entrance hall with ground floor w/c off, beautiful lounge with media wall and double doors onto the rear garden, fully fitted kitchen with integrated appliances, first floor landing, two good sized bedrooms, en-suite to the main bedroom, plus a further house bathroom. Outside are front and rear gardens, off road parking immediately in front of the property and an enclosed rear garden. 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 composite style double glazed door leads into a long entrance hall.

ENTRANCE HALL

This has a central heating radiator, a staircase to the first floor accommodation, modern laminate flooring, a ceiling pendant light and a door to the ground floor w/c.

GROUND FLOOR W/C

This is fitted with a modern two piece white suite comprising of a low flush w/c, wash basin, a central heating radiator, a continuation of the flooring and a pvc double glazed window.

LOUNGE

13'6" max x 13'5" max (4.11m max x 4.09m max)
To the far end is a beautiful lounge, this has a feature media wall with a contemporary style fireplace inset, room for a flat screen TV and display shelves. There are pvc double glazed double opening doors which lead onto the rear garden, a central heating radiator, a central ceiling pendant light and a built in understairs storage cupboard.

FITTED KITCHEN

11'10" x 6'3" (3.61m x 1.91m)
The kitchen is beautifully fitted with a range of modern high and low level units finished with a white cabinet door and a contrasting work surface. There is a four ring ceramic hob with extractor hood, integrated oven, integrated fridge freezer, plumbing for an automatic washing machine and a one and half bowl single drainer stainless steel sink unit with mixer tap, a pvc double glazed window and modern vinyl tiled style flooring.

FIRST FLOOR LANDING

Doors lead off to the bedrooms and bathroom.

BEDROOM 1

11'10" x 9'11" (3.61m x 3.02m)
A lovely double room, it has a broad pvc double glazed window to the front, a central heating radiator, a central ceiling pendant light and door to en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a modern white suite that comprises of a shower enclosure with mains plumbed thermostatic shower and modern tiling, wash basin and a low flush w/c. There is modern style vinyl flooring, a central heating radiator and a pvc double glazed window.

BEDROOM 2

13'5" max x 7'1" (4.09m max x 2.16m)
A second good sized room, it has a pvc double glazed window to the front, a central heating radiator, in built cupboard and a central ceiling pendant light.

HOUSE BATHROOM

Again, all smartly finished with a modern contemporary white suite that comprises of a panelled bath with tiling to the splashbacks, a pedestal wash hand basin and a low flush w/c. There is a central heating radiator and a ceiling light.

OUTSIDE

To the front there is off road parking for 1 vehicle.

REAR GARDEN

To the rear of the property there is an attractive enclosed garden with fencing to the perimeters, a paved patio and sitting area with a further decked patio sitting area to the far end, a little garden store

and a pedestrian gate giving access to the side pedestrian lane.

AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band B.

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, Vodafone and 02.

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.

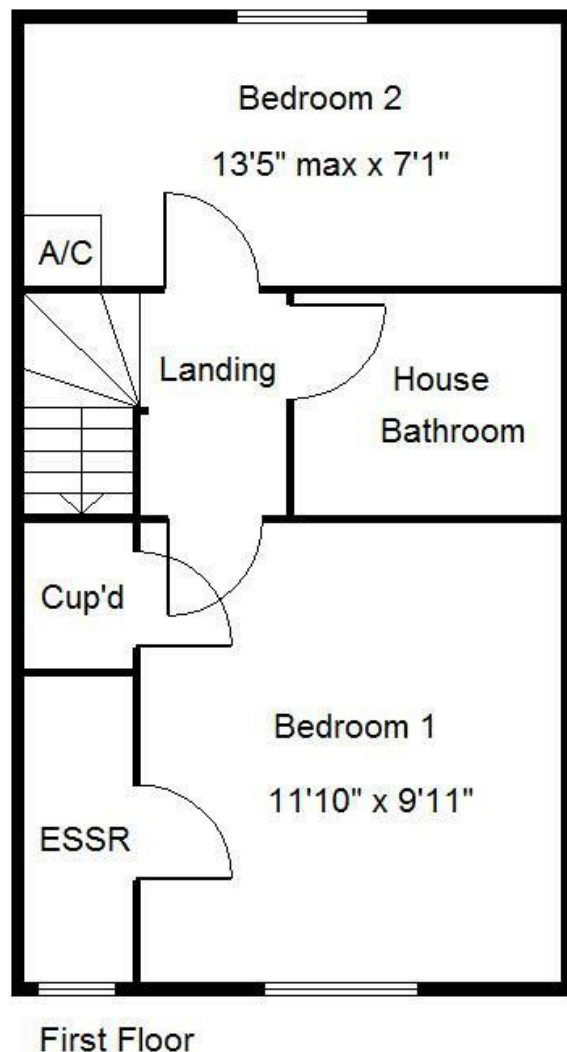
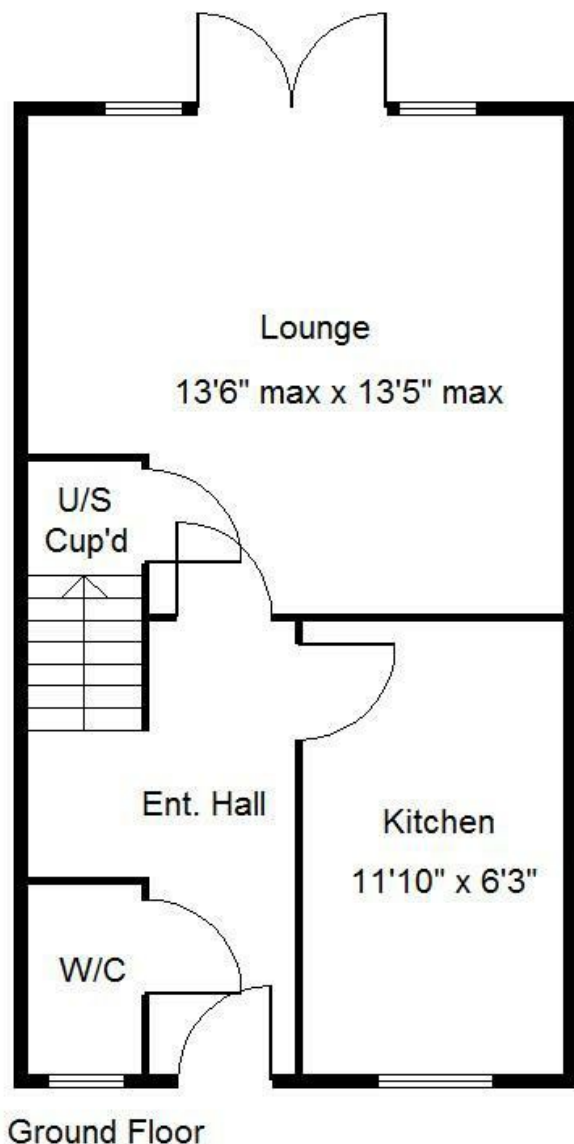
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	