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

CONTEMPORARY STYLED 3 BEDROOM SEMI DETACHED HOUSE / MODERN LAKESIDE DEVELOPMENT / EXCELLENT AMENITIES ON THE DOOR STEP / BUILDERS WARRANTY / VIEWING ESSENTIAL//

Located on this new Lakeside Development, a modern contemporary styled 3 bedroom semi detached 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 combi boiler, Anthracite pvc double glazing and briefly comprises: Entrance hall with a ground floor wc 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 2 off road parking spaces. 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 entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a built in understairs storage cupboard, a central heating radiator, a central ceiling light and a door to the ground floor W/C.

GROUND FLOOR W/C

This is fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, a PVC double glazed window and luxury vinyl tiled flooring.

LOUNGE

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

An attractive and spacious room which extends across the full width of the rear of the property incorporating double glazed double doors onto the rear garden. There is a further PVC double glazed window, a central heating radiator, luxury vinyl tiled style flooring 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 rolled edge work surface. There is a host of integrated appliances to include, a 4 ring hob with an extractor hood above, a matching stainless steel splashback, an integrated double oven, fridge and freezer and a dishwasher. There is also plumbing laid on for a washing machine, a PVC double glazed window to the front, a single drainer 1 1/2 bowl stainless steel sink unit, inset spotlighting to the ceiling with a pendant light over the dining area, a central heating radiator and again the luxury vinyl tiled style flooring.

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)

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

EN SUITE SHOWER ROOM

Fitted with a modern 3 piece white suite comprising of a low flush W/C, a floating wash hand basin and a shower enclosure. There is a mains plumbed thermostatic shower, tiling, a PVC double glazed window, a central heating radiator and vinyl flooring.

BEDROOM 2

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

A front facing bedroom, this has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

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

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

HOUSE BATHROOM

Fitted with a 3 piece white suite comprising of a panelled bath with a thermostatic shower over including a shower screen, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window, a contemporary style towel rail / radiator, tiling, a laminate floor covering, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

Outside, the property stands on an attractive plot, there is a parking space to the front for 2 cars depending on size and gated access leads into the rear garden.

REAR GARDEN

This is all nicely fenced, mainly lawned with a small patio from the rear of the lounge.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold. There is an estate charge payable of £126.00 per annum. There is also a possible lake charge payable direct to Doncaster Council of £500.00 per annum of the upkeep of the Lake. (This charge is TBC).

MAINS SERVICES - All mains services are connected.

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 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

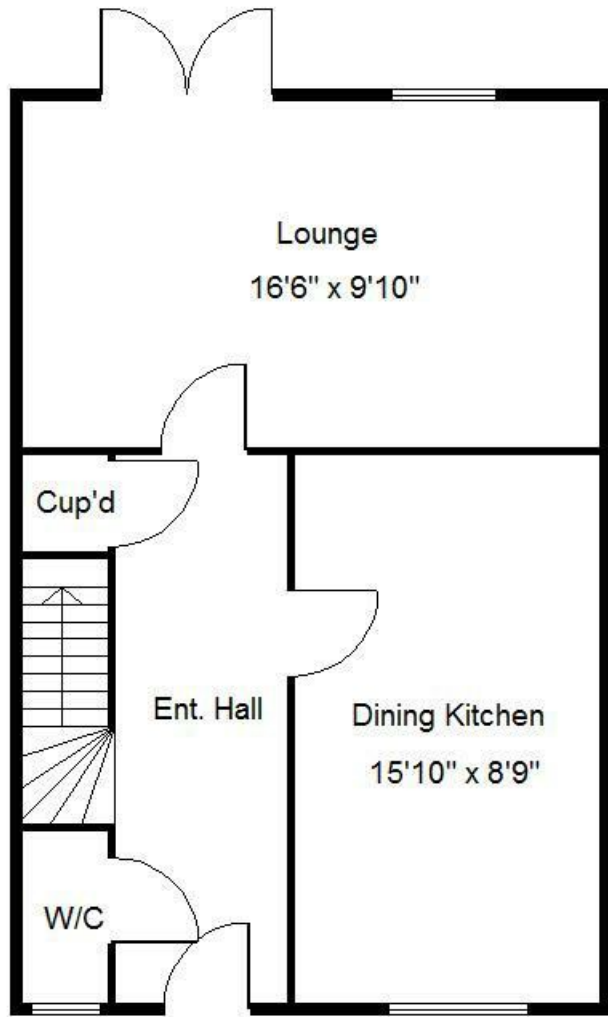
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

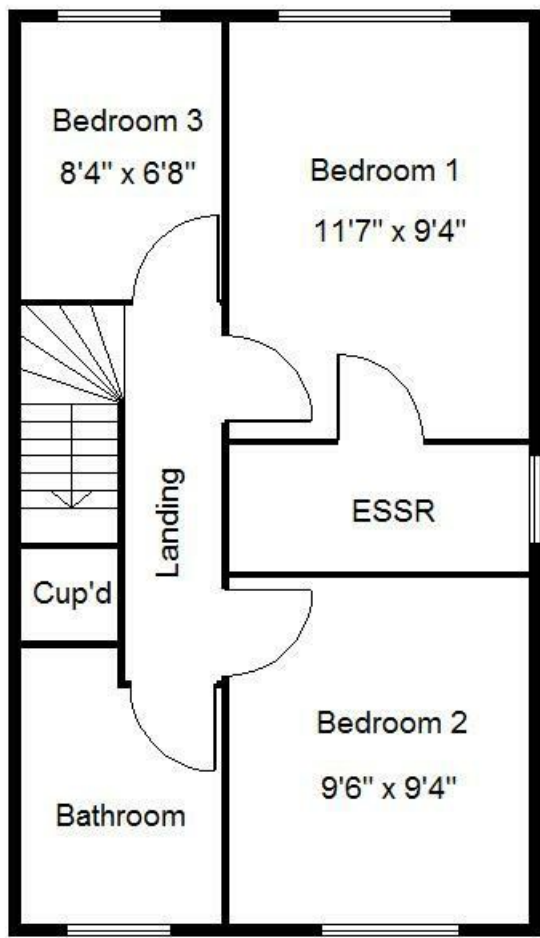
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FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	