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Wintersett Drive, Lakeside, Doncaster, DN4 5PT
Offers Over £315,000

4 DOUBLE BEDROOM DETACHED HOUSE / SOUGHT AFTER LAKESIDE DEVELOPMENT / PVC CONSERVATORY / MAJOR INTERNAL REFIT 3 YEARS AGO / NEW BATHROOMS / NEW KITCHEN / AMPLE PARKING / CCTV SYSTEM / VIEWING ESSENTIAL //

A large 4 double bedroom detached house enjoying a lovely cul-de-sac position on this sought after Lakeside development. It had a major refit approx. 3 years ago to include new kitchen, new bathrooms, redecorated and re-carpeted giving it a fresher more contemporary look. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, open plan lounge and dining room, PVC conservatory, fitted breakfast kitchen, first floor landing, 4 double bedrooms, en-suite shower room and a house bathroom. Outside are attractive front and rear gardens, two parking spaces to the front and an integral garage. Lakeside has a wide range of amenities including both retail and leisure plus easy access to the motorway networks. **EARLY VIEWING IS ESSENTIAL.**

ACCOMMODATION

A composite style double glazed entrance door with matching side screens, leads into the properties entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panel central heating radiator, modern luxury vinyl tile (LVT) flooring, built in understairs storage cupboard, integral door for the garage, coving, central ceiling light, and door to ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising of a low flush w/c, wash hand basin, tiling to the four walls, continuation on the LVT flooring, contemporary style towel rail/ radiator, extractor fan and a ceiling light.

OPEN PLAN LOUNGE/ DINING ROOM

24'0" x 13'0" max (7.32m x 3.96m max)
This is better demonstrated by the floor plan and photographs, it is a particularly good size, it has a broad pvc double glazed window with an outlook over the properties rear garden, coving to the ceiling, two central ceiling lights, two double panel central heating radiators, and within the dining area, there is a set of pvc double glazed double opening French doors, leading into a conservatory.

PVC CONSERVATORY

12'2" x 8'0" (3.71m x 2.44m)
This is a good size, it is pvc double glazed with pitched polycarbonate style roof, two pvc double glazed doors giving access onto the rear patio, power and light laid on.

FITTED KITCHEN

13'0" x 8'8" (3.96m x 2.64m)
The kitchen was installed 20121, beautifully fitted with a range of modern high and low level grey units coloured high gloss handleless doors, a contrasting diamante work surface and splashback. Integrated appliances include a four ring gas

hob with glass splashback, an extractor hood and an integrated double oven. There is space for a tall American style fridge freezer, plumbing for automatic washing machine, double panel central heating radiator and LVT flooring.

FIRST FLOOR LANDING

This has an access point into the loft space which is part boarded, power and light laid on and doors leading to the bedrooms and bathroom.

BEDROOM 1

13'3" x 11'4" max (4.04m x 3.45m max)
A large double bedroom with a broad pvc double glazed window to the front, central heating radiator, and a range of fitted wardrobes concealing hanging rail and storage, a door from here continues into an upgraded en-suite shower room.

EN SUITE SHOWER ROOM

Finished with a smart grey coloured tile, and fitted with a three piece suite comprising of, shower enclosure, thermostatic mains shower, wash basin inset to vanity unit, low flush w/c, pvc double glazed window, LVT flooring and chrome style towel rail/ radiator.

BEDROOM 2

13'1" x 8'7" (3.99m x 2.62m)
This is a good sized second double bedroom, it has a pvc double glazed window to the front, central heating radiator, central ceiling light, and a tall built in cupboard over the stair bulk head which houses hot water cylinder with linen storage above.

BEDROOM 3

9'8" x 9'2" max (2.95m x 2.79m max)
A double sized bedroom, it has a pvc double glazed window to the rear, central heating radiator, and a central ceiling light.

BEDROOM 4

9'9" x 8'8" max (2.97m x 2.64m max)
This has a pvc double glazed window to the rear, central heating radiator, and a central ceiling light.

UPGRADED HOUSE BATHROOM

Remodeled, its fitted with a modern three piece white suite complemented with modern grey tiles, it comprises of a panelled bath, with independent electric shower over, including glazed shower screen. A wash hand basin and low flush w/c inset to matching bathroom furniture, contemporary towel rail/ radiator, LVT flooring, pvc double glazed window, extractor fan and a central ceiling light.

OUTSIDE

To the front of the property there is an attractive open plan garden, this has two parking spaces side by side, and in turn leads to integral garage. There is a further lawned area to the side which could if required offer additional off road parking if so required. There is also external water to the front plus external lighting to the front and rear.

ATTACHED GARAGE

16'4" x 8'6" (4.98m x 2.59m)
With roller shutter door, power and light laid on

REAR GARDEN

This is a good size, it is enclosed with fencing to the perimeters, part paved with central lawn providing easier maintenance.

AGENTS NOTES:

TENURE - FREEHOLD.
SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band D.

CCTV SYSTEM – As installed.

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, O2 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.

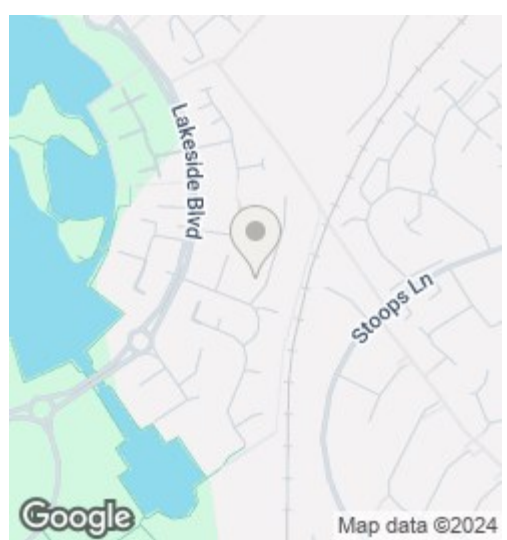
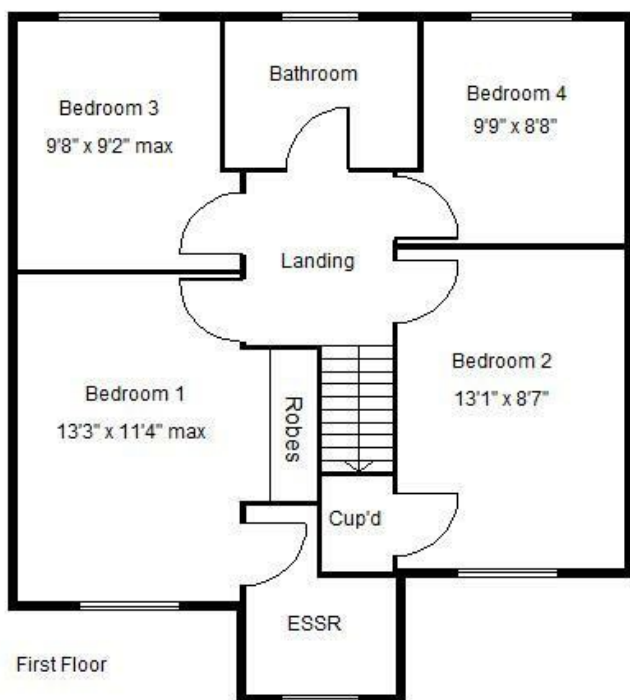
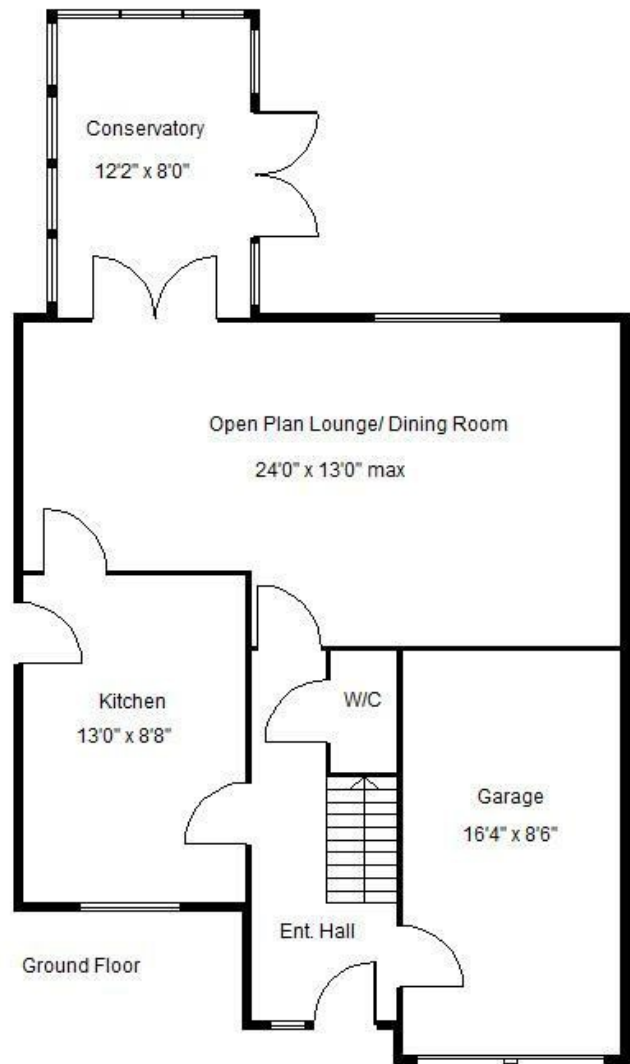
Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	67	
(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	