

sales
lettings
and service

horton knights of doncaster



Blackberry Road, Lakeside, Doncaster, DN4 5NZ
Offers Over £255,000

LOVELY END PLOT POSITION/ 3 BEDROOM SEMI DETACHED HOUSE/ FULLY FITTED DINING KITCHEN/ MAIN BEDROOM WITH EN SUITE SHOWER ROOM / SOUTHERLY FACING REAR GARDEN / SOUGHT AFTER LAKESIDE DEVELOPMENT/ NO CHAIN, MUST BE VIEWED //

Located in this Lakeside development, a stylish 3 bedroom semi detached house which enjoys a nice end plot position. The modern living space benefits from PVC double glazing, gas central heating via a combi boiler and briefly comprises: Entrance hall with ground floor W/C off, attractive lounge, modern fitted dining kitchen with a range of integrated appliances and double doors onto the rear garden, first floor landing, main bedroom with en suite shower room, 2 further good sized bedrooms and a house bathroom. Outside, the property has an open plan front garden with a driveway to the side plus a good sized enclosed Southerly facing rear garden. The location really does give it that little bit extra with great access to local amenities, entertainment spaces, beautiful walks on the lake and much more beyond. Offered with vacant possession and no onward chain... viewing is absolutely essential to appreciate all it has to offer.

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, a built in understairs storage cupboard, a ceiling light, a PVC double glazed window to the side 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 floating wash hand basin with tiled splashbacks, a PVC double glazed window, a central heating radiator, a vinyl floor covering, an extractor fan and a central ceiling light.

LOUNGE

16'7" x 10'4" (5.05m x 3.15m)

A front facing reception room, this has a PVC double glazed window to the front, a central heating radiator, a media switch plate for a TV etc. and a central ceiling light.

DINING KITCHEN

17'4" x 9'5" (5.28m x 2.87m)

This extends across the rear of the property and overlooks the garden. It has a range of modern high and low level units finished with a work surface over, there is a four ring gas hob with a stainless steel splashback, an extractor hood above and an integrated double oven beneath. There is an integrated fridge/ freezer, and integrated dishwasher, and plumbing for a washing machine. 2 PVC double glazed windows which give an outlook over the rear garden and 2 PVC double glazed double opening doors which give access into the rear garden. There

is a vinyl floor covering, inset spotlighting to the ceiling, a smoke alarm, an extractor fan and a central heating radiator.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, an access point into the loft space, a tall built in cupboard which houses the gas fired combination type boiler supplying the domestic hot water and central heating systems.

BEDROOM 1

10'5" x 9'11" (3.18m x 3.02m)

A large double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, a central ceiling light and a door to the en suite shower room.

EN SUITE SHOWER ROOM

This has a walk in shower enclosure with a mains plumbed thermostatic shower and tiling, a floating wash hand basin and a low flush W/C. There is a vinyl floor covering, a central heating radiator and an extractor fan.

BEDROOM 2

11'3" x 8'6" (3.43m x 2.59m)

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

8'9" x 8'4" (2.67m x 2.54m)

There is a PVC double glazed window to the front, enjoying an open aspect, a central heating radiator and a ceiling light.

BATHROOM

Fitted with a modern white 3 piece suite comprising of

a panelled bath, a floating wash hand basin and a low flush W/C. There is modern tiling to the splashback areas, a dual fuel chrome towel rail/ radiator, inset spotlighting to the ceiling, a PVC double glazed window and an extractor fan.

OUTSIDE

To the front of the property, there is a small lawned area with shaped flower beds and borders plus a paved pathway leading to the front entrance door. There is car parking to the rear of the property.

REAR GARDEN

The rear garden is all enclosed, with timber fencing to the perimeters plus a pedestrian gate to the rear. It is mainly lawned with a paved patio and sitting area extending across the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGES - TBC.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units, as new (2021 approx)

HEATING - Gas radiator central heating. Age of boiler, as new (2021 approx)

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.

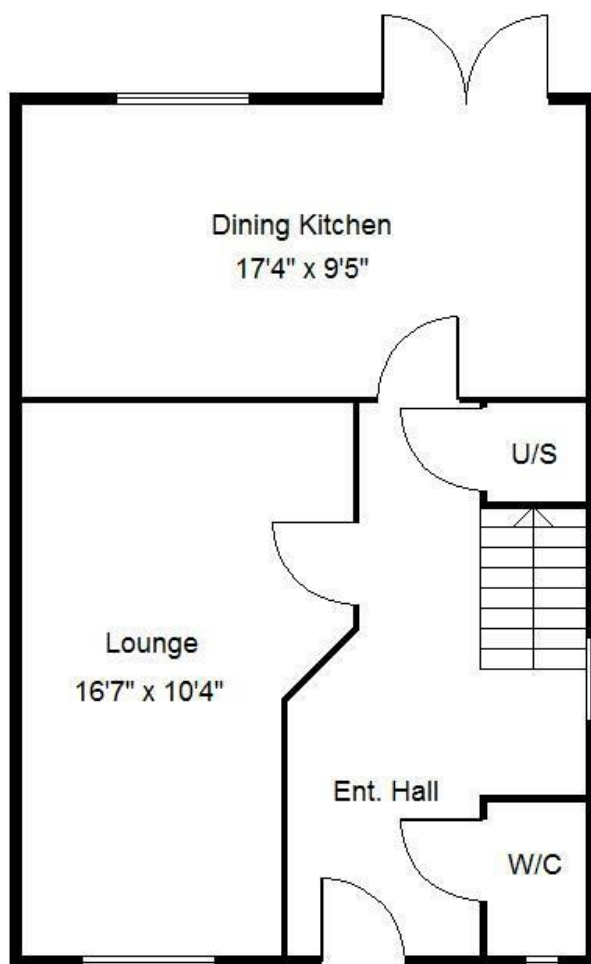
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

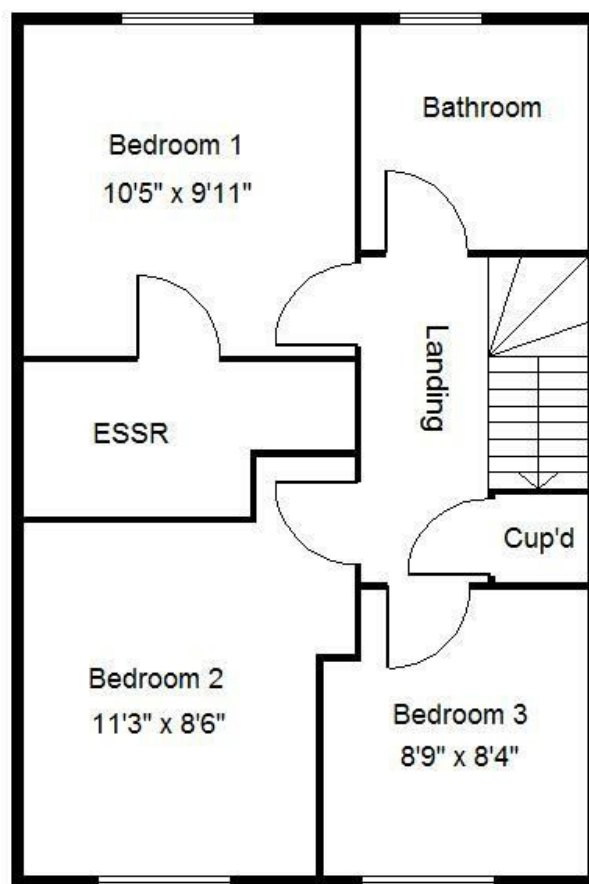
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B		85
(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	