



Swan Road, Lakeside Doncaster

welcome to

Swan Road,Lakeside Doncaster

GUIDE PRICE £240,000-£250,000. This superb three bedroom semi-detached family home is situated in the highly sought after location within walking distance to the lake. Benefiting from a stunning rear garden, a rear aspect lounge, a dining kitchen, ground floor WC and master bedroom with en-suite.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, laminate flooring, thermostat, useful understairs storage and stairs which rise to the first floor landing.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, a central heating radiator and a front facing obscure double glazed window.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has a four ring gas hob with stainless steel splashback and extractor above, an electric oven and grill and an integrated fridge-freezer and dishwasher. There is a central heating radiator, downlights to the ceiling, complimentary splashback tiling, area for a dining table and chairs and a front facing double glazed window.

Lounge

With rear facing French doors with double glazed side panels which lead out to the rear garden and a central heating radiator.

First Floor Landing

With a useful storage cupboard and a loft hatch.

Bedroom One

With a rear facing double glazed window and a central heating radiator. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle. There is splashback tiling, an extractor fan and a side facing obscure double glazed window.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a panelled bath with mixer tap. There is a heated towel rail, partial tiling to the walls, downlights to the ceiling, an extractor fan and a front facing obscure double glazed window.

Outside

To the front of the property there is a footpath with shrubs whilst to the side there is a driveway with EV charging point providing off road parking. To the rear of the property there is an enclosed landscaped rear garden with lawn, Indian sandstone patio area, outside tap, garden shed and side shed which gives access to the driveway.

Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Swan Road, Lakeside Doncaster

- GUIDE PRICE £240,000-£250,000
- OFF ROAD PARKING WITH EV CHARGING POINT
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126261 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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