



Winscar Road, Doncaster, DN4

£235,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

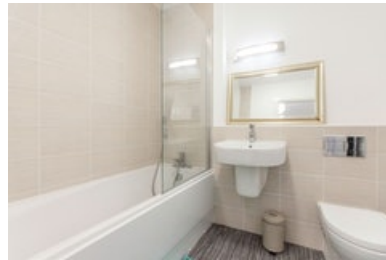
**** Stunning Modern Four Bedroom Semi Detached House with Garage**** This beautiful home is finished to a very high standard and is located on a quiet estate in the very popular area of Lakeside, Doncaster. To the front of the property is the downstairs WC and a large kitchen/diner leading on to the

Key features:

- En suite
- Garage
- Ideal Family Home
- Close To Bars And Resturants
- Beautiful Location

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band D (£1618.72 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



** Stunning Modern Four Bedroom Semi Detached House with Garage**

This beautiful home is finished to a very high standard and is located on a quiet estate in the very popular area of Lakeside, Doncaster.

To the front of the property is the downstairs WC and a large kitchen/diner leading on to the living area which opens up to the garden through the patio doors.

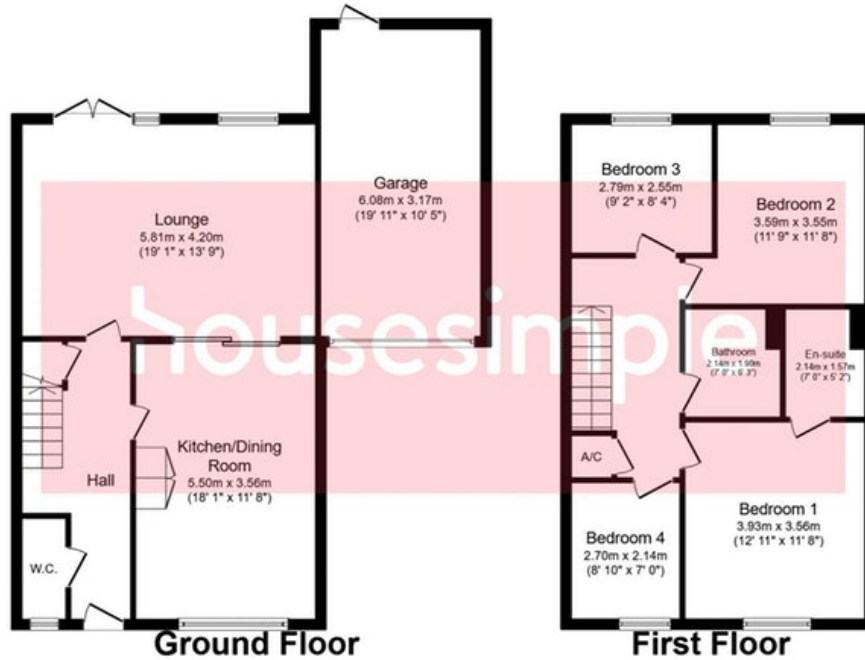
The kitchen has a built in Gas Hob, Electric Fan Assisted Oven, Fridge Freezer and Dishwasher.

To the first floor there are three double bedrooms and a good size single room, which could also be used as a study or a playroom for the children.

The master bedroom is fitted with a beautiful En-suite.

Viewing is highly recommended in order not to miss out on this amazing property and its surroundings!

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

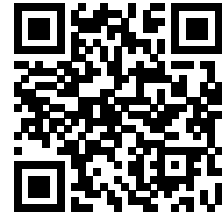
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	<div style="text-align: center;"> 94 </div>
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
Current	<div style="text-align: center;"> 85 </div>
England & Wales EU Directive 2002/91/EC	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	<div style="text-align: center;"> 94 </div>
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
Current	<div style="text-align: center;"> 86 </div>
England & Wales EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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