Anson Grove Auckley DN9 3QN 01302 867888













Front Row, Littleworth Lane, Doncaster £149,950

3Keys Property are delighted to offer for sale this lovely, quaint 2 bedroom cottage, situated on Littleworth Lane in Old Rossington. The property is offered with vacant possession and is in good order throughout. A key feature is the fully fitted kitchen with black granite worktops and the spacious bathroom with walk in shower and bath tub. The property has 2 car parking spaces to the front and a rear fully enclosed court yard with shed for storage. Contact 3Keys Property for details 01302 867888.

- 2 BEDROOM TERRACED COTTAGE
- MODERN FULLY FITTED KITCHEN WITH GRANITE WORKTOPS
- CONSERVATORY LEAN TO WITH FRENCH DOORS
- FAMILY BATHROOM WITH WALK IN SHOWER AND BATHTUB
- DRIVEWAY WITH 2 CAR PARKING SPACES

- OPEN PLAN LOUNGE WITH SPIRAL STAIRCASE
- OPEN PLAN ATTIC
 WHICH IS BOARDED
 WITH ACCESS.
- LARGE FRONT ASPECT DOUBLE BEDROOM
- PRIVATE COURT YARD
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this quaint 2 bedroom cottage, situated on Littleworth Lane in Old Rossington. The property is offered with vacant possession and is in good order throughout. A key feature is the fully fitted kitchen with black granite worktops and the spacious bathroom with walk in shower and bath tub. The property has 2 car parking spaces to the front and a rear fully enclosed court yard with shed for storage.

Accommodation briefly comprises of an open plan lounge with spiral staircase, fully fitted kitchen with open plan conservatory, landing which allows access via a a ladder to an open plan attic space which is boarded out, front aspect double bedroom, rear aspect bedroom and bathroom with walk-in shower and bath tub.

GROUND FLOOR

Open plan lounge with wood effect laminate flooring, front aspect window, 2 radiators, single pendant light fitting and spiral staircase to first floor.

The kitchen has a range of cherry wood floor and wall units and striking black granite worktops. There is space for a range oven and fridge freezer, plumbing for washing machine and large belfast sink with mixer tap. The floor is tiled and there is a heated towel rail and single pendant light fitting.

The conservatory has a tiled floor, 2 radiators, storage cupboard and French doors to the rear of the property.

FIRST FLOOR

Bedroom 1 is front aspect with wood floor, single pendant light fitting and radiator. Bedroom 2 is rear aspect with wood floor, single pendant light fitting and radiator. The landing has a wood floor and there is access via a ladder to the open attic space which is fully boarded out and has power and lighting.

The Bathroom has 2 rear aspect windows and is part tiled with a white suite comprising walk in shower, bath tub, hand basin and wc. There is a heated towel rail, single pendant light fitting and tiled floor.

EXTERNAL

To the front of the property is a driveway with parking for 2 cars. To the rear is a shared access area where bins can be stored and gate leading to a fully enclosed private court yard which has artificial grass, brick bbq and garden shed.

The property is situated on Littleworth Lane in the village of Old Rossington and is located close to motorway network and there is access to public transport links. To view, contact 3Keys Property today. 01302 867888.



LOUNGE

4.35m x 4.76m (14' 3" x 15' 7")

KITCHEN

4.35m x 1.94m (14' 3" x 6' 4")

CONSERVATORY

3.90m x 2.63m (12' 10" x 8' 8")

BEDROOM 1

2.60m x 4.35m (8' 6" x 14' 3")

BEDROOM 2

2.16m x 2.06m (7' 1" x 6' 9")

BATHROOM

1.86m x 2.94m (6' 1" x 9' 8")

OPEN PLAN ATTIC SPACE WITH ACCESS

ADDITIONAL INFORMATION

Council Tax Band – A EPC rating - D Tenure – Freehold

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.



