

# Churchills



Hickleton, Doncaster DN5 7BA

- ONE BEDROOM
- CONSERVATION AREA
- MODERN THROUGHOUT
- PLANNING FOR SOLAR PANELS AND HEAT PUMP
- EPC RATING TBC
- BARN COVERION COTTAGE
- QUIET DEVELOPMENT
- OFF ROAD PARKING
- PLANNING FOR A 2ND BEDROOM

**Offers Around £180,000 Freehold**







**Nestled in the charming village of Hickleton, Doncaster, this delightful cottage offers a perfect blend of character and comfort. With one inviting reception room, this property provides a warm and welcoming space ideal for relaxation or entertaining guests. The single bedroom is well-proportioned, offering a peaceful retreat for rest and rejuvenation.**

**The cottage features a well-appointed bathroom, ensuring convenience and privacy. The quaint exterior and traditional features of the property reflect the rich history of the area, making it a lovely home for those who appreciate the charm of rural living.**

**Hickleton itself is a picturesque village, surrounded by beautiful countryside, yet conveniently located for easy access to local amenities and transport links. This property is perfect for individuals or couples seeking a tranquil lifestyle in a friendly community.**



#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed doorway opens into:

#### **LOUNGE / DINER**

19'7" \* 16'5"

uPVC double glazed window to side elevation. Laminate wood effect flooring. Double panelled central heating radiator. Three double glazed Velux windows to roof elevation. Further uPVC double glazed window to side elevation. Two wall light points. LED downlights to ceiling. Storage cupboard off housing combination boiler.

#### **KITCHEN**

13'6" \* 10'2" reducing to 6'9"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Space and plumbing for an automatic washing machine. Space for fridge / freezer. One and a half bowl single drainer sink unit with mixer tap. Laminate wood effect flooring. Fully tiled to splash back areas. Double panelled central heating radiator. LED downlights to ceiling.

#### **BEDROOM ONE**

13'7" to wardrobes \* 10'6"

uPVC double glazed window to side elevation. Range of fitted wardrobes to one wall. Laminate wood effect flooring. Double panelled central heating radiator. uPVC double glazed French doors to side elevation. Two wall light points. Loft access.



## **BATHROOM / WETROOM**

10'2" \* 8'9"

uPVC double glazed window to side elevation. Suite in white comprising of bath, low flush WC, hand wash pedestal basin and separate walk in shower. Double panelled central heating radiator. Half tiling to splash back areas. uPVC cladding to shower area. LED downlights to ceiling. Extractor fan.

## **OUTSIDE AND GARDENS**

To the side elevation is a small paved patio area with raised flower beds. To the rear is a parking space and rear access to the property.

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## **IMPORTANT INFORMATION**

**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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

## **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

## **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier

## **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## **BROADBAND**

The property broadband speed is unknown as there is no connection to the property.



**Local Authority Doncaster**  
**Council Tax Band A**  
**EPC Rating**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.