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Littleworth Lane, Rossington, Doncaster  
Guide Price £475,000 - £500,000

# Country Gardens House Littleworth Lane, Rossington, Doncaster, DN11 0HB

\*\*\*\*\* GUIDE PRICE £475,000 - £500,000 \*\*\*\*\*

## CHARACTERFUL 5 BEDROOM DETACHED HOUSE/ TRIPLE GARAGE WITH STUDIO ROOM OVER / APPROX 1/3 ACRE WITH SMALL STREAM AND 2 WILDLIFE PONDS / GORGEOUS VILLAGE SETTING ON LITTLEWORTH LANE / VIEWING ESSENTIAL //

Located on this very desirable and sought after roadway within Rossington 'Old Village', a large 5 bedroom detached property with adjacent triple garage block and large studio all set in approx 1/3 of an acre. The property is all beautifully presented with equally stunning gardens and offers 'ready to move into family living'. It has a gas central heating system, double glazing and briefly comprises: Large 'L' shaped entrance hall, lounge, open plan living/ dining/ kitchen incorporating an orangery, utility room, study, 2 ground floor bedrooms and a contemporary shower room. First floor landing, 3 double bedrooms and a house bathroom. Outside are private mature gardens approached via an electric gated entrance, a large driveway and parking area which leads to a triple garage block. There is a large studio style room above the garage presently used as an office, but could be so much more. The gardens are gorgeous too, full of maturing shrubs and plants providing a colourful and private backdrop, including two wildlife ponds and a small stream.

### ACCOMMODATION

A traditional arched hardwood door leads into the property's entrance hall.

### ENTRANCE HALL

An L shaped hallway with a bespoke staircase leading up to the first floor accommodation, a PVC double glazed window to the side, a stone flagged floor and a modern laminate flooring, a central heating radiator concealed behind a radiator grille and a deep built in understairs storage cupboard. A door leads into the lounge.

### LOUNGE

17'2" x 10'3" (5.23m x 3.12m)

A front facing reception room, it has 2 PVC double glazed windows to the front and side elevations, a feature fireplace with a gas fire inset, deep built in cupboards and inset spotlighting to the ceiling.

### OPEN PLAN LIVING/ DINING/ KITCHEN

17'4" x 11'2" (5.28m x 3.40m)

This is probably better demonstrated by the floorplan

and photographs, it is a good sized room with an orangery which creates an attractive more informal living space. The kitchen is fitted with a range of custom farm house style cabinets to include an under mounted Belfast sink, a mixer tap, a matching drainer board, a deep recess suitable for a free standing dishwasher and a range style cooker with a 5 ring gas hob. There is a stone flagged floor, a double panel central heating radiator, 2 PVC double glazed windows to the side elevations and steps down to the orangery

### UTILITY ROOM

This has plumbing for an automatic washing machine, room for a tumble dryer etc, there is a PVC double glazed exterior door, stone flooring, a range of base cabinets and shelving..

### ORANGERY

14'4" x 10'0" (4.37m x 3.05m)

This has 4 PVC double glazed windows plus double glazed double opening doors which lead out into the rear garden, there is a vaulted ceiling with decorative beam work on display and 2 wall lights.

### STUDY

8'1" x 7'7" (2.46m x 2.31m)

This has a PVC double glazed window, a central heating radiator, inset spotlighting to the ceiling, a built in cupboard with shelving and a central heating radiator.

### BEDROOM 4

10'0" x 9'2" (3.05m x 2.79m)

One of two ground floor bedrooms, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

### BEDROOM 5

13'8" x 5'9" (4.17m x 1.75m)

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

### SHOWER ROOM

A contemporary styled shower room with a modern white suite that comprises of a walk in shower with a glass screen, wash basin inset to a bathroom cabinet and a low flush wc. There is modern tiling to

the walls and floor, a wall mirror and a towel rail/ radiator.

## FIRST FLOOR LANDING

This has a PVC double glazed window to the side, a central ceiling light, a built in boiler cupboard which houses a Worcester Bosch combination type boiler which supplies domestic hot water and central heating systems and a range of built in cupboards with hanging rail.

## MAIN BEDROOM

14'4" x 13'6" (4.37m x 4.11m)

A lovely characterful double bedroom, it has a sloping ceiling line, 2 PVC double glazed windows to the front and rear elevations, a central heating radiator and inset spotlighting to the ceiling.

## BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

With a PVC double glazed window giving an outlook over the property's rear garden, a central heating radiator, a central ceiling light and built in storage to the eaves.

## BEDROOM 3

11'2" x 11'0" (3.40m x 3.35m)

A comfortable sized third bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

## HOUSE BATHROOM

This is finished with a traditional styled rolled top bath with a central mixer shower tap and riser rail, a wash basin inset to a decorative unit and a low flush W/C. There is a tiled floor covering, inset spotlighting, a heated towel rail/ radiator, a ceiling light and an extractor fan.

## STUDIO ROOM/ OFFICE

The studio room is a large open space above the garage, it has 2 PVC double glazed windows to the side and further PVC double glazed double opening

doors onto a Juliette style balcony, giving an outlook to the front. It is finished with an LVP style floor covering, inset spotlighting to the ceiling, ample power points, a telephone entry system and a PVC double glazed entrance door.

## OUTSIDE

An electric gated entrance leads onto a large block paved frontage, this provides ample parking for many vehicles, continuing along the side of the house and in turn leads to a triple garage block, this is two storey having a large studio room above it.

## TRIPLE GARAGE BLOCK

The garage has power and light laid on and electric remote doors.

## REAR GARDEN

There is a large paved patio and sitting area which extends across the rear elevation, this opens onto two stone steps which lead to a more formal lawn with shaped flower beds and borders stocked with a good variety of maturing shrubs and plants. There is a man made wildlife pond teeming with wildlife and a little bridge which leads into the second part of the garden which has a larger wildlife pond with fish, lily pads and a filtration system, creating a beautiful back drop to the house and a lovely place to sit and enjoy the wildlife.

## AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - UPVC double glazing, age 2010.

HEATING - Gas radiator central heating system, age of boiler 2008???

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload

speeds of up to xxxx 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.

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