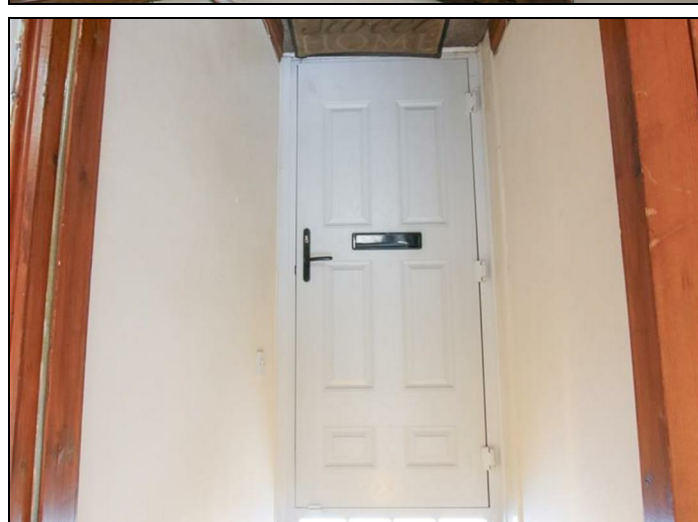
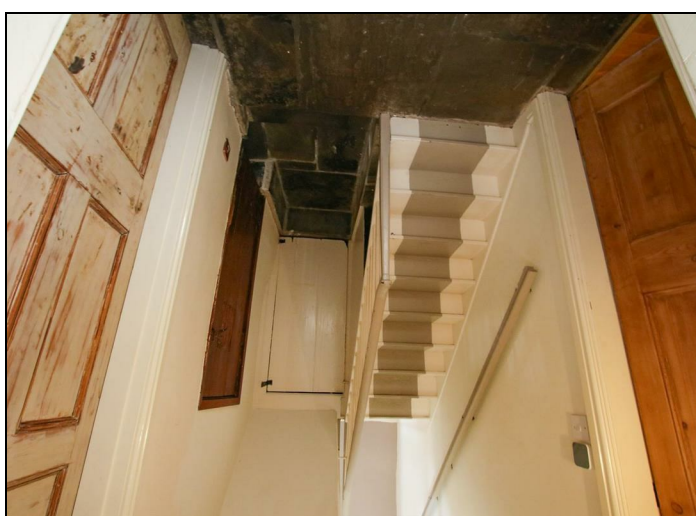
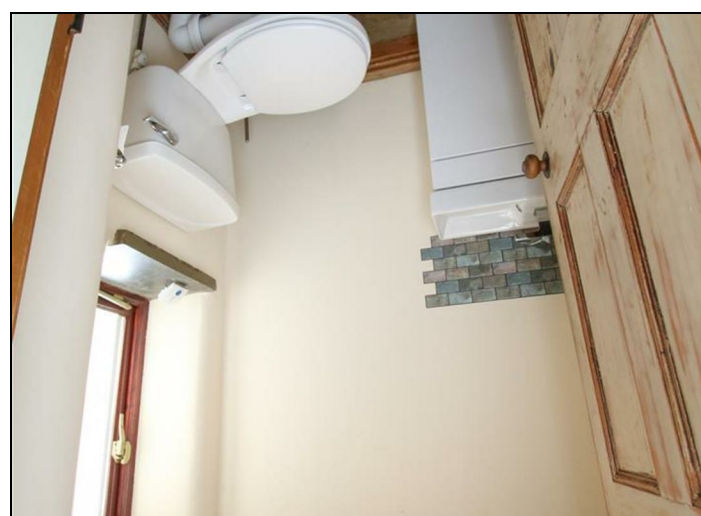
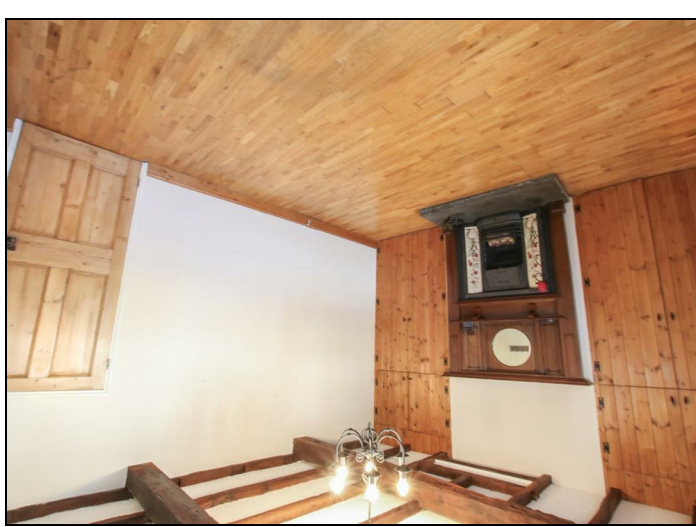




sales
lettings
and service

horton knights of doncaster



Westgate, Tickhill, Doncaster, DN11 9NF
Price £350,000

BEAUTIFUL 4 BEDROOM VILLAGE FRONT COTTAGE / PRIME RESIDENTIAL VILLAGE / LANDSCAPED REAR GARDEN / CHARMING PERIOD INTERIOR / LARGE OPEN PLAN DINING KITCHEN / LOUNGE WITH LOG BURNER / NO ONWARDS CHAIN //

A beautiful 4 bedroom, double-fronted cottage offering spacious and versatile family living in this highly desirable village and therefore an early viewing is highly recommended. The cottage oozes charm and character and retains many original features and boasts newly fitted UPVC sash windows to the front with fitted plantation blinds, beamed ceilings, exposed brick walls and a feature Inglenook fire place with wood burning stove. The accommodation briefly comprises: Entrance hall, spacious square shaped lounge, separate sitting/ family room, inner lobby, a ground floor wc and a large extended beautifully fitted open plan breakfast kitchen. On the first floor there is a large landing, 4 bedrooms and a lovely family bathroom which includes a separate shower enclosure. Outside is a enclosed landscaped rear garden with a timber shed. Tickhill is an attractive and highly sought after village with a thriving centre which includes eateries, pubs, local shops, schools and a supermarket. PRICED TO SELL EARLY VIEWING ESSENTIAL.

ACCOMMODATION

An entrance door gives access to the property's entrance lobby.

ENTRANCE LOBBY

With door leading through to the lounge.

LOUNGE

16'9" x 14'4" (5.11m x 4.37m)

An attractive room with a feature Inglenook style fireplace, a PVC double glazed window to the front (with fitted plantation blinds) and rear elevation, a further double glazed door giving access into the rear garden and exposed beams on display.

SITTING/ FAMILY ROOM

13' x 11'6" (3.96m x 3.51m)

A second reception room, this has a feature fireplace, exposed beams, a double glazed window with fitted Plantation blind and a central heating radiator.

DINING KITCHEN

24'9" (max) x 13'1 (7.54m (max) x 3.99m)

A beautiful bespoke dining kitchen, it has a range of light grey units with a solid wood work surfaces incorporating a single drainer sink with mixer tap. There is plumbing and space for an Aga style cooker, washing machine and a dishwasher. With tiled flooring, exposed beams, a door to the rear, spotlights to the ceiling and a central heating radiator.

GROUND FLOOR CLOAKS W/C

4'1" x 3'1" (1.24m x 0.94m)

Fitted with a 2 piece white suite comprising of a wash hand basin with a tiled splashback and a low flush W/C. There is a PVC double glazed window, spotlighting to the ceiling and tiled flooring.

FIRST FLOOR LANDING

With a double glazed window overlooking the rear garden, feature ceiling light and doors to the remaining accommodation.

BEDROOM 1

13'9" x 11'10" (4.19m x 3.61m)

A good sized double bedroom with a feature fireplace, pvc double glazed window, a central heating radiator and spotlights to the ceiling.

BEDROOM 2

13'3" x 11'9" (4.04m x 3.58m)

A good sized second double bedroom, there is a feature fireplace, fitted wardrobes and a central ceiling light.

BEDROOM 3

11'2" x 10'2" max (floor measurements) (3.40m x 3.10m max (floor measurements))

Fitted with a velux window, original style floor boards and a central heating radiator.

NURSERY/ OFFICE

7'10" x 4'10" (2.39m x 1.47m)

Fitted with a velux window, a central heating radiator and floor boards.

BATHROOM

12'7" x 11'8" (3.84m x 3.56m)

A modern, spacious four-piece bathroom suite, with a roll top bath, shower cubicle, a low flush w/c and a wash hand basin. Old school style radiator and spot lights to the ceiling.

OUTSIDE

Wall and gated enclosed rear garden with patio areas

and storage facilities. There is also a lawned area and external power points.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with 02.

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

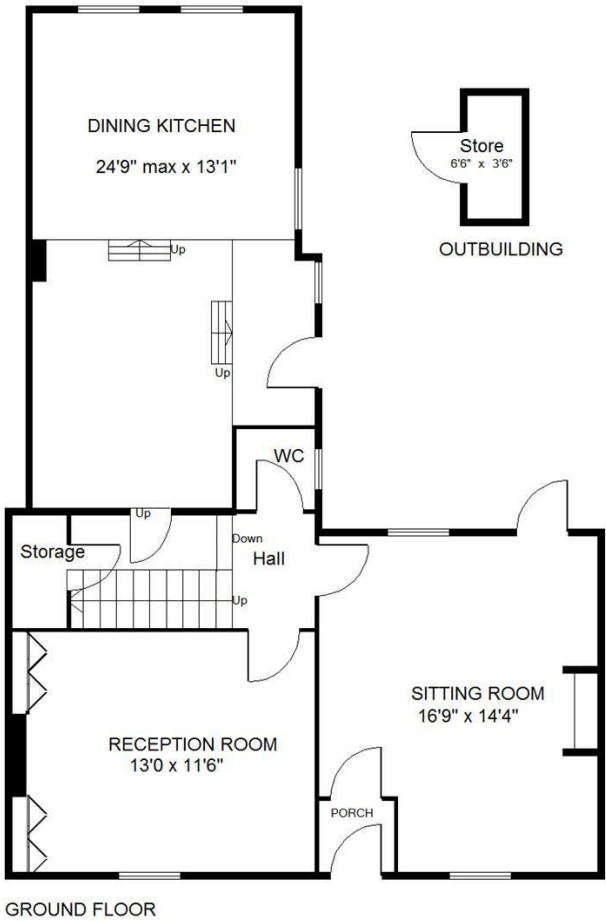
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		