



**Meadow Cottage, Wiseton Doncaster DN10 5AE**

**welcome to**

**Meadow Cottage, Wiseton Doncaster**

Only by viewing will you realise the true potential and outstanding setting this pretty country cottage commands. There is scope to improve to offer a forever home. No Onward Chain & Vacant Possession available, Viewings by appointment only via the agent.



### **Entrance Hall**

Access to the property is via a front facing entrance door leading into the hallway with an understairs storage cupboard, radiator and a telephone point.

### **Dining Room**

19' 6" x 14' 9" into alcove ( 5.94m x 4.50m into alcove )  
Double Aspect with amazing views to the front elevation, feature fireplace adds to the character of the room. Two radiators and a walk in pantry space which offers a variety of uses if required, it is large enough to be a home office if required.

### **Lounge**

19' 6" x 11' 4" into recess ( 5.94m x 3.45m into recess )  
Another substantial sized reception room with double aspect, front facing sash window and a rear facing window overlooking the garden. Tiled fireplace to an open fire, two central heating radiators.

### **Kitchen**

16' 5" x 9' 8" ( 5.00m x 2.95m )  
Accessed via a rear facing door leading from the covered entrance area, side facing window overlooking the garden. Range of wall and base units and space for an electric oven. Door leads through to the dining room.

### **Landing**

Spacious landing leading to all bedrooms and the bathroom.

### **Bedroom One**

19' 6" x 11' 8" into recess ( 5.94m x 3.56m into recess )  
Good sized double bedroom with both front and rear facing windows, central heating radiator and a ornamental fire surround.

### **Bedroom Two**

15' 8" max x 14' 9" into recess ( 4.78m max x 4.50m into recess )  
Another good sized double room with a front facing window, central heating radiator and storage to one corner.

### **Bedroom Three**

13' 4" inc entrance x 6' 5" into recess ( 4.06m inc entrance x 1.96m into recess )  
Single Room with a front facing window and a central heating radiator.

### **Bathroom**

16' 11" x 9' 8" ( 5.16m x 2.95m )  
Large bathroom with a side facing window and a central heating radiator. Double shower cubicle with an electric shower inset, low flush wc and a wash hand basin, central heating radiator.

### **External**

There is a mature garden to the front elevation with a shared driveway to the side leading to the garden and parking area.  
Beyond the parking area there is another lawned garden with mature plants, fruit trees and shrubs. Close to the property there is a covered porch with a wc and a good sized store room with power and lighting.

### **Agents Notes**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.  
There is a shared charge for the sewerage treatment plant along with covenants for residents who reside on the estate - please ask the agent for further details.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Meadow Cottage ., Wiseton Doncaster

- Pretty Country Cottage with No Chain
- Conservation Area, Rural Setting & Amazing Views
- Spacious Accommodation Throughout
- Two Receptions, Three Bedrooms
- Off Street Parking, Mature Gardens

Tenure: Freehold EPC Rating: E

offers in the region of

**£385,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BWY107211 - 0006

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



[williamhbrown.co.uk](http://williamhbrown.co.uk)