



Haven Cottage Gainsborough Road, Everton Doncaster DN10 5BW

welcome to

Haven Cottage Gainsborough Road, Everton Doncaster

A fantastic opportunity to purchase this THREE BEDROOM character COTTAGE with huge potential to improve in the well regarded village of Everton. Viewings highly recommended to appreciate the SIZE OF THE PLOT and accommodation on offer.



Ground Floor Accommodation

Entrance Porch

Welcoming entrance porch having an Upvc double glazed front door and a single glazed side window.

Lounge

12' 3" 15'01 into recess x 12' 11" (3.73m 15'01 into recess x 3.94m)

Main reception room having a stone fireplace with inset wood burner and character beams to the ceiling. Front facing double glazed window, door to the porch and central heating radiator.

Dining Area

9' x 8' 10" max (2.74m x 2.69m max)

Open to the lounge, the dining area has beams to the ceiling, double glazed French doors into the conservatory and a central heating radiator.

Kitchen/Dining Room

22' 5" x 10' + stairs & door recess (6.83m x 3.05m + stairs & door recess)

Light and bright kitchen/dining room fitted with an extensive range of wall and base units, complimentary work tops and inset sink and drainer. The kitchen houses the boiler for the property and has space for a washing machine and cooker. Front and rear facing double glazed windows, open staircase, beams to the ceiling, central heating radiator and rear facing entrance door.

Conservatory

10' 10" x 11' 11" max (3.30m x 3.63m max)

Upvc construction with tiled floor and doors out to the rear garden.

First Floor Accommodation

Landing

Having a single glazed window.

Bedroom One

14' max x 12' 11" (4.27m max x 3.94m)

Double bedroom with fitted wardrobes. Having a front facing double glazed window and central heating radiator.

Bedroom Two

12' 11" x 11' 5" max (3.94m x 3.48m max)

Double bedroom having a front facing double glazed window and central heating radiator.

Bedroom Three

9' 11" + door rec x 8' 11" (3.02m + door rec x 2.72m)

Good size third bedroom with a built in cupboard, side and rear facing double glazed windows and a central heating radiator.

Bathroom

9' 2" x 8' 11" (2.79m x 2.72m)

Family bathroom fitted with a shower cubicle with electric shower, bath, wash hand basin, and wc. Rear facing double glazed window with obscure glass and heated towel rail.

External

The front of the property sits behind a small walled front garden which is laid with gravel. A driveway to the side of the property leads to timber gates and the rear garden beyond.

There is a graveled seating area by the conservatory plus a long garage/workshop with potential to convert into an annex (subject to planning consent). Attached to the garage is a useful storage outbuilding and beyond this a greenhouse. The current vendor has purchased an additional piece of land at the rear which offers a range of options to any potential purchaser. This section of garden is filled with a variety of plants, trees and shrubs and has a detached stable block.

Garage/ Workshop

39' 3" max x 15' 6" (11.96m max x 4.72m)

Storage Outbuilding

Detached Stable Block



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Haven Cottage Gainsborough Road, Everton Doncaster

- Character Cottage
- Sought After Village Location
- Potential for Improvement
- Generous Size Garden Plot
- Council Tax Band C

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£335,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107292 - 0003

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