



**Ayre Cottage ,Newington Doncaster DN10 6DJ**



**welcome to**

**Ayre Cottage, Newington Doncaster**

Available with NO ONWARD CHAIN is this cosy end terraced COTTAGE in SEMI RURAL location of NEWINGTON. Having TWO GOOD SIZE BEDROOMS, front and rear gardens, GARAGE, OUTBUILDING, PARKING and ANNEXE. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Porch

Entrance porch accessed via a front facing main entrance door and having a central heating radiator.

### Lounge

13' x 11' 11" ( 3.96m x 3.63m )

Cosy main reception room with log burning stove, coving to the ceiling, central heating radiator, front and side facing double glazed window.

### Kitchen

8' 11" x 5' 9" ( 2.72m x 1.75m )

Lovely kitchen having an extensive range of white wall and base units with complimentary worktops, inset sink and drainer and splashback tiling. Having integrated appliances including oven, hob and dishwasher. Rear facing double glazed window.

### Utility Room

5' 3" x 4' 1" ( 1.60m x 1.24m )

Utility room housing the boiler and having space for a fridge freezer. Side facing entrance door leading to the rear garden.

### Dining Area

9' 7" x 7' 2" plus door recess ( 2.92m x 2.18m plus door recess )

Dining area having a useful under stairs storage cupboard, central heating radiator, rear facing double glazed window and doors opening to the conservatory.

### Conservatory

11' 3" max x 8' 10" ( 3.43m max x 2.69m )

Spacious conservatory constructed of low level brick and upvc, having French doors and a central heating radiator.

## First Floor Accommodation

### Landing

Landing having a storage cupboard with shelving.

### Bedroom One

13' x 10' 8" plus fitted wardrobes ( 3.96m x 3.25m plus fitted wardrobes )

Double bedroom having front and side facing double glazed windows, central heating radiator, wall lights and fitted wardrobes.

### Bedroom Two

10' 2" +dr recess x 5' 10" ( 3.10m +dr recess x 1.78m )

Single bedroom having a central heating radiator and rear facing double glazed window.

### Bathroom

Comprising of a bath with overhead shower, wc and wash hand basin. Splashback tiling, side facing double glazed window with obscure glass and central heating radiator.

## External

Set back from the road behind a lovely front garden with mature hedging and having a driveway to the side leading to a single garage. Gated pedestrian access leads through to a private and spacious courtyard style garden. Enclosed and well maintained this beautiful garden offers an ideal space to relax and enjoy in the summer months. Offering a small lawned area, a variety of plants, trees and shrubs, tucked away space for the oil tank, paved seating area and quaint summer house.

## Outbuilding

Outbuilding currently used as a laundry with rear facing window.

## Garage

17' 10" x 10' 4" ( 5.44m x 3.15m )

Single garage having power and light connected with an up and over door,

## Annexe

10' 11" x 8' 8" ( 3.33m x 2.64m )

Annexe having double glazed French doors, electric wall heater and wall lights. A versatile space which would be well equipped as a home office, business (subject to consent) or additional accommodation for family members.

## Annexe Kitchen Area

5' 6" x 3' 2" ( 1.68m x 0.97m )

Fitted with a wall and base unit with worktop over.

## Annexe Shower Room

Fitted with a shower cubicle, wc and vanity wash hand basin. Part tiled walls, heated towel rail and side facing double glazed window.

## Agents Note

The sale of this Property is subject to the Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## **Ayre Cottage, Newington Doncaster**

- Cosy End Terraced Cottage
- Two Good Size Bedrooms
- Semi Rural Location
- Annexe - Potential For Home Business (subj. to consent)
- Off Road Parking and Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107756 - 0002

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