



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

 william  
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**welcome to**

## **Cedar Cottage Cedar Cottage, Wiseton Doncaster**

Be the next PROUD OWNERS of this stunning semi detached Victorian cottage in the peaceful village of Wiseton. Built circa 1860 and sympathetically restored to its present high standard of accommodation. THREE bedrooms, PICTURESQUE gardens and GARAGE. Early viewing an absolute must!



## Location

Wiseton is a small semi-rural village situated just off the A631 between Bawtry and Gainsborough in the county of Nottinghamshire. It has a rich local history, originally a country estate once owned by the aristocratic Spencer family. Flanked by the chesterfield canal, surrounded by countryside and beautiful architecture, this peaceful village is a hidden gem ready to enjoy.

The wider area offers a host of amenities, including schooling, health care and some popular public houses and restaurants.

Commuters will find easy access to transport links, with Retford train station around a 15 minute drive and offering a direct train to Londons Kings Cross in approximately 1 hr 30 min.

## Ground Floor Accommodation

The entrance hall gives access to the property via a front facing door with stairs leading to the first floor, useful understairs storage cupboard.

## Lounge

14' 11" x 12' 4" ( 4.55m x 3.76m )

Elegant main reception room with a neutral warm finish to the decoration offering glorious views over the front garden. Traditional fireplace with log burning stove, coving to the ceiling, front facing double glazed window and central heating radiator.

## Dining Room/Snug

14' 10" x 12' 5" ( 4.52m x 3.78m )

A spacious dining room bathed in natural light from its front facing double glazed window, complemented by elegant coving and ceiling rose, fireplace with log burning stove and a central heating radiator, perfect for family dinners and quiet mornings.

## Kitchen

14' 10" x 10' 4" ( 4.52m x 3.15m )

This beautifully crafted kitchen exudes both style and functionality, featuring sleek grey wall and base units paired with complimentary worktops. The classic butler sink and traditional Rayburn add a touch of

timeless charm and quality finish. Benefiting from an integrated oven and hob, dishwasher and fridge. Recessed lighting, two rear facing sash windows and access door to the rear garden.

## Utility Area

Accessed via the kitchen and having matching cabinetry offering further useful storage and an integrated washer dryer and freezer.

## Cloakroom

Lovely cloakroom featuring a stylish vanity wash hand basin and wc.

## First Floor Accommodation Landing

A light and bright landing enhanced by a skylight, offering access to the loft which is part boarded and an airing cupboard – a practical space with a touch of charm that connects the heart of the home.

## Bedroom One

14' 8" x 12' 3" ( 4.47m x 3.73m )

A spacious double bedroom featuring a lovely feature fireplace, complemented by a front facing double glazed window with an attractive front aspect and a central heating radiator.

## En Suite

A luxurious en-suite finished with full porcelain tiling for a seamless look. Featuring a stylish vanity wash hand basin, a modern shower cubicle and a WC. Recessed lighting, front facing double glazed window with fitted blind and a heated towel rail.

## Bedroom Two

14' 11" x 12' 5" ( 4.55m x 3.78m )

A second good size double bedroom featuring a traditional fireplace, front facing double glazed window and a central heating radiator.

## Bedroom Three

10' 5" max x 8' 10" ( 3.17m max x 2.69m )

Single bedroom with recessed lighting, two side facing double glazed windows and a central heating radiator.

## Bathroom

10' 4" x 5' 7" ( 3.15m x 1.70m )

Beautifully appointed family bathroom designed with both comfort and practicality in mind. Featuring a spacious free standing bath tub, vanity wash hand basin, and a WC. Finished with porcelain tiling and having a rear facing double-glazed window allows natural light whilst recessed ceiling lights and a backlit mirror add a warm ambience.

## External

This unique property enjoys a generously sized front garden with a beautiful expanse of lawn incorporating a sprinkler system. Peppered with an array of vibrant plants and shrubs, adding bursts of colour and natural beauty. A footpath leads to the entrance, while a side pedestrian gate gives access to the rear. The courtyard-style rear garden features a neatly paved area, complemented by an artificial lawn that adds a touch of greenery, a delightful retreat for enjoying in the summer months. Greenhouse by negotiation, seating area and outside lighting, power and water supply, access to the garage.

## Garage

23' x 13' 8" max ( 7.01m x 4.17m max )

Generous size garage, perfect for keeping a vehicle out of the elements including an electric vehicle as there is a car charger. Additional use for a hobbyists or anyone in need of extra space. It comes complete with power, light and a sink featuring a hot water tap—ideal for cleaning up after messy projects. Staircase leading to a mezzanine floor, a convenient storage area, offering a smart solution for keeping seasonal items or tools tucked neatly out of sight. Originally the wash house, there may be potential for conversion to an annexe (subject to planning permission)

## Utilities

The property is served by mains electric and water with oil fired central heating. There are private arrangements for drainage/waste (shared cesspit) with associated costs, please speak to branch for further details.

## Agents Note

This property benefits from a right of way over a private road at the rear. Please contact the office for further details.



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## Cedar Cottage Cedar Cottage, Wiseton Doncaster

- Charming Cottage
- Conservation Area, Tranquil Setting
- Immaculate Presentation
- Picturesque Gardens
- Good Size Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

# £500,000



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Please note the marker reflects the postcode not the actual property

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