



**Back Row, Rossington Doncaster**



**welcome to**

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GUIDE PRICE £250,000-£260,000 This two (formerly three) bedroom cottage is tucked away within a cul-de-sac location with enclosed front and rear gardens and a double garage. The property has a sun room, a ground floor bathroom, utility room and an en-suite shower room.



### Entrance Porch

With a front facing exterior door, tiled flooring and access through to the dining room.

### Dining Room

15' x 12' 11" ( 4.57m x 3.94m )

With a front facing bay fronted double glazed window, feature beams to the ceiling, a central heating radiator, stairs which rise to the first floor landing and an electric feature fire. There is access through to the lounge and kitchen.

### Lounge

12' 11" into recess x 15' ( 3.94m into recess x 4.57m )

With a front facing bay fronted double glazed window, feature beams to the ceiling providing character and charm, a central heating radiator and a stone feature fireplace as the focal point of the room.

### Kitchen

12' x 7' 6" ( 3.66m x 2.29m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap, hot water tap and cold water filter tap. The kitchen has a four ring gas hob, an electric oven and grill and a built-in dishwasher. There is a central heating radiator, a rear facing double glazed window, plinth lighting, spotlights and a range of kitchen unit lights. There is access to the garden room and utility.

### Garden / Sun Room

12' 4" x 9' 9" ( 3.76m x 2.97m )

With a feature heightened vaulted ceiling and feature beams. There is a column radiator, rear and side facing double glazed windows and side facing French doors to the rear garden.

### Utility Room

7' 6" x 4' 10" ( 2.29m x 1.47m )

With a rear facing single glazed window, a wall mounted boiler, plumbing for a washing machine, space for a fridge and freezer and access to the ground floor bathroom.

### Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### First Floor Landing

With a rear facing double glazed window.

### Bedroom One

14' 11" x 11' 4" ( 4.55m x 3.45m )

With a front facing double glazed window, feature beams and spotlights to the ceiling, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a heated towel rail, spotlights to the ceiling and a rear facing obscure double glazed window.

### Bedroom Two

11' 10" x 12' 10" max ( 3.61m x 3.91m max )

With a front facing double glazed window, a central heating radiator, feature beams to the ceiling and a feature decorative fireplace

### Outside

To the front tucked away within a cul-de-sac location, there is a stone patio front garden and a driveway which in-turn leads to the double garage. There are a variety of mature shrubs and plants and a Victorian outdoor lamp post. To the rear of the property there is an extensive enclosed stone patio with raised plants and tree areas.

### Double Garage

17' x 21' ( 5.18m x 6.40m )

With one up and over door and one electric door and a side facing window.



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- GUIDE PRICE £250,000-£260,000
- TWO (FORMERLY THREE) BEDROOM COTTAGE
- EN-SUITE SHOWER ROOM
- GROUND FLOOR BATHROOM
- CHARACTERFUL FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: D

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR122185 - 0007

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