



Coronation Cottages Church Lane, Barnby Dun DONCASTER

welcome to

Coronation Cottages Church Lane, Barnby Dun DONCASTER

GUIDE PRICE £165,000-£170,000. This fabulous well-presented two/three bedroom charming cottage is situated in the sought after village of Barnby Dun close to riverside walks and local amenities. The property had a front forecourt and an enclosed low maintenance rear garden.



Sitting Room

14' 3" x 10' 6" (4.34m x 3.20m)

With a front facing door and a front facing double glazed window. The focal point of the room is the feature fireplace with tiled and cast iron insert. There is a central heating radiator, a cupboard to the recess and coving to the ceiling.

Inner Hallway

With stairs which rise to the first floor landing.

Lounge

14' 3" x 12' (4.34m x 3.66m)

With a rear facing double glazed window. The focal point of the room is the feature fireplace housing the open fire. There is coving to the ceiling and a central heating radiator.

Kitchen

11' 3" x 7' 11" (3.43m x 2.41m)

With a side facing obscure double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with stainless steel extractor above, an electric double oven, an integrated fridge and freezer, space and plumbing for a washing machine. There is complimentary tiling, under unit lighting and access to the rear lobby.

Rear Lobby

With access to the downstairs shower room.

Downstairs Shower Room

With an obscure double glazed window. Fitted with a WC, a wash hand basin and a corner shower cubicle with shower. There is complimentary tiling and a central heating radiator.

First Floor Landing

From the inner hallway stairs rise to the first floor landing.

Bedroom One

14' 3" x 11' 9" (4.34m x 3.58m)

With a rear facing double glazed window, a central heating radiator and a door which gives access to the dressing room/office.

Dressing Room / Office

11' x 8' (3.35m x 2.44m)

With a central heating radiator and a range of fitted wardrobes providing hanging and storage space. This could also be used as an occasional bedroom if required.

Bedroom Two

14' 4" x 10' 5" (4.37m x 3.17m)

A double room a front facing double glazed window, a central heating radiator and a storage cupboard.

Outside

To the front of the property there is an enclosed forecourt whilst to the rear there is an enclosed courtyard style garden with patio areas, shrubs and a gate to the rear.



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Coronation Cottages Church Lane, Barnby Dun DONCASTER

- GUIDE PRICE £165,000-£170,000
- DESIRABLE VILLAGE LOCATION
- WELL-PRESENTED SPACIOUS ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS
- KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: D

guide price

£165,000-£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123304 - 0004

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