



**Swallow Cottage, Owston Doncaster**



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**Swallow Cottage, Owston Doncaster**

GUIDE PRICE £350,000 - £375,000 - This characterful three bedroom detached home is situated in the sought after location of Owston and benefits from a spacious lounge dining room, a kitchen with utility, off road parking and garage. Available with no onward chain!



### Entrance Hall

With a front facing timber door and a front facing double glazed window. There is a central heating radiator and decorative beams to the ceiling.

### Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC and a wash hand basin. There is partial tiling to the walls, tiled flooring and a central heating radiator.

### Lounge Dining Room

19' 8" max x 19' 6" max ( 5.99m max x 5.94m max )  
A dual aspect lounge dining room with front and rear facing double glazed windows and a rear facing double glazed French doors which lead out to the rear garden. There is useful understairs storage. stairs which rise to the first floor landing, two central heating radiators, feature wall lights and decorative beams to the ceiling. The focal point of the room is the feature brick fireplace housing the gas fire.

### Sitting Room / Bedroom Four

12' 4" x 9' 4" ( 3.76m x 2.84m )  
With a front facing double glazed window and a central heating radiator. A versatile room which could be used as a sitting room, home office or additional bedroom if required.

### Kitchen

13' x 10' 1" ( 3.96m x 3.07m )  
With a rear facing double glazed window and a rear facing timber door. Fitted with a range of wooden wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and under counter space and plumbing for a dishwasher. There is splashback tiling, tiled flooring, decorative beams to the ceiling and a central heating radiator.

### Utility Room

10' 4" x 5' 11" ( 3.15m x 1.80m )  
With a side facing double glazed window. Fitted with base units with work surfaces housing the stainless

steel sink with mixer tap. There is under counter space and plumbing for a washing machine, space for a fridge-freezer, splashback tiling and a wall mounted boiler.

### First Floor Landing

A spacious landing with two front facing velux windows and decorative wall lights.

### Bedroom One

11' 9" x 16' 4" ( 3.58m x 4.98m )  
With rear and side facing double glazed windows, a central heating radiator and fitted wardrobes providing hanging and storage space.

### Bedroom Two

16' 5" x 10' 2" ( 5.00m x 3.10m )  
With a rear facing velux window, a side facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### Bedroom Three

12' 4" x 12' 1" ( 3.76m x 3.68m )  
With a rear facing double glazed window and a central heating radiator.

### Bathroom

With a rear facing velux window. Fitted with a low flush WC, a wash hand basin, bidet, bath and a separate shower. There is partial tiling to the walls, tiled flooring, a central heating radiator and decorative wall light.

### Outside

To the rear there is an enclosed garden with raised lawn, stone wall boundary and stone path. To the side of the property there is a lawned garden with summer house. The garage is located in a separate block with parking.

### Garage

With a pitched roof.



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## Swallow Cottage, Owston Doncaster

- GUIDE PRICE £350,000 - £375,000
- SPACIOUS DUAL ASPECT LOUNGE DINING ROOM
- DOWNSTAIRS WC AND UTILITY ROOM
- SITTING ROOM / FOURTH BEDROOM
- SPACIOUS HALLWAY AND LANDING

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£350,000-£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123456 - 0006

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