



**Field Gate, Rossington Doncaster**



**welcome to**

**Field Gate, Rossington Doncaster**

Situated in the sought after location of Rossington close to local amenities, woodland walks and excellent transport links is this well-presented two bedroom ground floor flat. Benefiting from an enclosed rear garden, off road parking and a garage.



### Entrance Porch

With a side facing upvc door and access to the loft.

### Lounge Dining Room

18' 8" max x 13' 10" max ( 5.69m max x 4.22m max )

With a front facing double glazed window, a central heating radiator, an ample built-in storage cupboard and a feature electric fireplace.

### Kitchen

9' 10" x 7' 1" ( 3.00m x 2.16m )

With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a five ring gas hob with extractor above and an integrated fridge, freezer and washing machine. There is tiled splashback, a wall mounted boiler, a central heating radiator and tiled flooring.

### Bedroom One

11' 6" x 8' 8" ( 3.51m x 2.64m )

With a rear facing double glazed window and a central heating radiator.

### Bedroom Two

6' 9" x 6' 1" ( 2.06m x 1.85m )

With a rear facing double glazed window and a central heating radiator.

### Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a central heating radiator and a side facing obscure double glazed window.

### Outside

To the front of the property there are well-maintained communal gardens with integral built-in store. To the rear of the property there is a lawn with off road parking and garage.

### Garage

### Agent's Note

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



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## Field Gate, Rossington Doncaster

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- LOUNGE DINING ROOM
- KITCHEN
- TWO BEDROOMS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124202 - 0002

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