



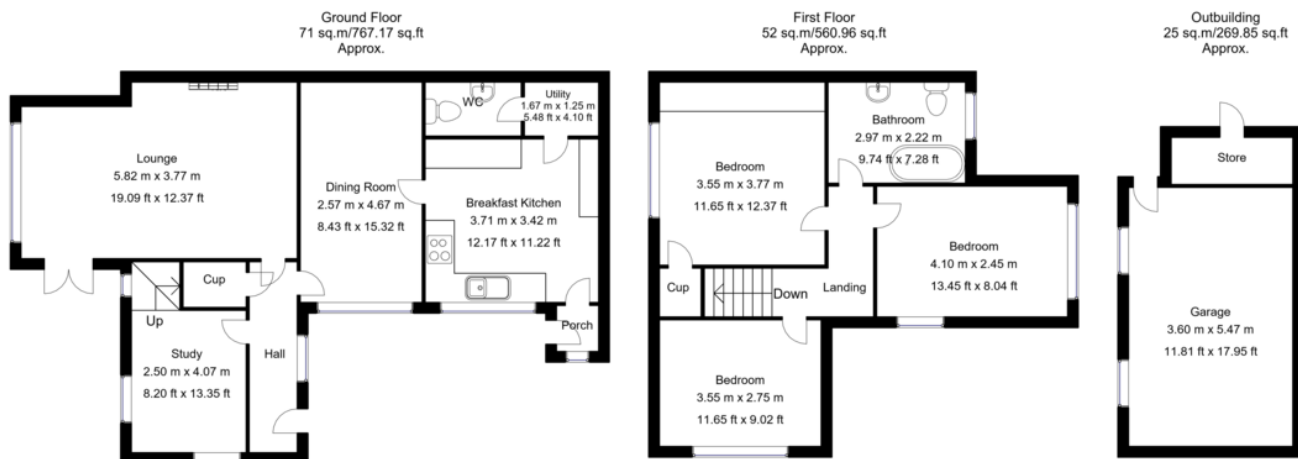
ROCK COTTAGE, TICKHILL SPITAL, DONCASTER, DN11 9EY

- Three double bedrooms
 - Semi-detached period cottage with extensions to the front, side and rear
 - Extended lounge/family room with French doors to patio
 - Separate dining room
 - Kitchen/breakfast room with space for table
 - Ground floor cloaks/wc
 - Fitted wardrobes to master bedroom
 - Generous 4 piece bathroom
 - Conveniently placed for village amenities and A1 motorway connections
 - NO ONWARD CHAIN
- ASKING PRICE OF: £295,000**



An elegant and deceptively spacious 3 bedroom semi-detached cottage lying on the outskirts of Tickhill village. With attractive views to the side and rear this beautiful property **MUST BE VIEWED**. The accommodation boasts: hall, formal lounge featuring an extension, a log effect oil burning stove and French doors enjoying access to the patio, separate dining room, dual aspect study, kitchen/breakfast room, utility and cloaks/wc. To the first floor there are 3 double bedrooms with fitted wardrobes to the master and a generous 4 piece family bathroom. Outside there are private lawned gardens with patio and mature shrubbery offering privacy, drive way and detached garage. Conveniently placed within walking distance of the popular garden centre nearby, reputable schools and all the amenities the village has to offer





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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