



Lindrick, Tickhill DN11 9QZ

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EXCLUSIVE





## Lindrick, Tickhill DN11 9QZ

This stunning stone built detached cottage built in an exclusive area of the much sought after market town of Tickhill, not far from the centre was built by the current owners some 30 years ago and modernised to a high standard over that time. An ideal family home which includes a separate two bedroom annex.

Viewing is strongly recommended by proceedable buyers to appreciate the scale and quality of the accommodation on offer,







#### DESCRIPTION

A five bedroom property set over three floors with an additional two bed roomed annex being an ideal family home with options for using the annex for extended family, guest accommodation or rental on a short or long term basis. The main property briefly comprises five double bedrooms two with en suite, lounge, kitchen dining room, family/cinema room, utility room and wet room, whilst outside there is a large drive accessed via electric gates allowing parking for numerous vehicles leading to the garage and landscaped garden to the rear. The annex has two bedrooms, an open plan lounge incorporating kitchen and wet room. Tickhill is a market town lying eight miles south of the city of Doncaster on the junction of the A60 and A631 whilst the A1 runs north to south close by. There are a wealth of amenities including shops, boutiques, pubs, restaurants, two primary schools, church, castle ruins, medical centre, library and recreation grounds with active football and cricket clubs.

#### ACCOMMODATION

Accessed via a solid oak wooden door with glass panel to the front leading into:

#### ENTRANCE HALLWAY

8'0" x 25'3"

Providing access to the kitchen dining room, lounge, utility room, family/cinema room, stairs to the first floor accommodation and door leading to the lower floor. Spotlights to ceiling, tiled flooring, window to side and radiator.

#### DINING ROOM

16'7" x 18'6"

Open plan to the Kitchen with tv point, bi-fold doors opening to the rear patio, spotlights to ceiling, laminate flooring, window to front and radiator.



#### KITCHEN

13'1" x 22'0"

Benefitting from wall and base units with quartz worktops, two built in Caple ovens with two warming drawers, microwave, coffee machine and wine cooler, integrated dishwasher and bin unit, one and a half sink with mixer tap, space for American style fridge freezer, central breakfasting island with gas hob, soft closing drawers, bi-fold doors to the rear, spotlights to ceiling, laminate flooring, two wall radiators. Door leading to store, downstairs Cloakroom and integral Garage.

#### DOWNSTAIRS CLOAKROOM

Two piece suite comprising wall sink with vanity unit, low level flush w.c., spotlights to ceiling, towel radiator and tiled flooring.

#### INTEGRAL GARAGE

13'1" x 39'2"

With electric door, window and solid wood personal door to the side, power and lighting.

#### LOUNGE

14'11" x 18'8"

Feature fireplace housing gas flame effect fire, TV point, bi-fold doors leading to the rear garden, two windows to the rear elevation and one to the side, spotlights to ceiling, five wall lights, ornate coving to ceiling and radiator.

#### FAMILY/CINEMA ROOM

14'3" x 11'11"

Spotlights to ceiling, windows to the side elevation and radiator.



#### **UTILITY ROOM**

14'0" x 11'8"

Base units with granite worktops, plumbing for washing machine, one and a half sink with mixer tap, two clothes racks, spotlights to ceiling, tiled flooring, two windows to the front and one to the side elevation, radiator.

#### **LOWER GROUND FLOOR**

An oak staircase with matching handrail leads down to the hallway providing access to two bedrooms, one with en suite and the boiler room.

#### **BEDROOM TWO**

17'4" x 12'2"

A double bedroom with two doors leading into dressing room, window to the side elevation, TV point, space leading into:

#### **EN SUITE**

White three piece suite comprising large slipper bath set on a tiled base, wash hand basin with mirror over, low level flush w.c., walk in shower unit with rainfall head and hand unit, spotlights to ceiling, escape window, low level radiator to floor.

#### **BEDROOM THREE**

10'7" x 14'0"

Double bedroom currently used as a dressing room with spotlights to ceiling, window to the front elevation and radiator.

#### **BOILER ROOM**

Cupboard situated under the stairs housing the boiler and providing storage space.



#### **FIRST FLOOR LANDING**

8'0" x 15'7" to maximum dimensions

With oak balustrade and providing access to three Bedrooms and Shower Room, two loft hatches, spotlights to ceiling windows to the rear and side elevation.

#### **MASTER BEDROOM**

18'8" x 15'0"

Double bedroom with spotlights to ceiling, two windows to the rear elevation and two further windows to the side elevation, two radiators and door giving access to:

#### **EN SUITE SHOWER ROOM**

Tiled throughout with contemporary three piece suite comprising shower cubicle, wall mounted sink, low level flush w.c., spotlights to ceiling.

#### **BEDROOM FOUR**

10'5" x 14'4"

Double bedroom currently used as an Office, tv and telephone points, spotlights to ceiling, two windows to the side elevation and radiator.

#### **BEDROOM FIVE**

14'3" x 11'11"

Double bedroom with spotlights to ceiling, wood panel flooring windows to the front and side elevations and radiator.

#### **SHOWER ROOM**

Fully tiled, walk in shower with rainfall head and hand unit, matching white pedestal wash hand basin with mirror over, low level flush w.c., chrome towel radiator and window to the front elevation.





#### **SEPARATE ANNEX**

Accessed via a solid wood door leading into the open plan Lounge/Kitchen

#### **LOUNGE KITCHEN**

20'8" x 16'1"

Porcelain floor tiling throughout, wall and base units with floor and under lighters, complementary worktops, built in Hotpoint oven and microwave, induction hob with extractor fan over, one and a half sink with mixer tap, integrated dishwasher and washing machine, velux window to ceiling, tv point, two radiators, windows to the front and side elevations. Doors leading into the Wet Room and downstairs Bedroom and central spiral staircase leading to the mezzanine Bedroom.

#### **ANNEX BEDROOM TWO**

10'10" x 10'2"

Loft hatch, window to the front elevation and radiator.

#### **SHOWER ROOM**

Tiled throughout with Mira Sport electric shower, corner wash hand basin with cupboard under and vanity unit over, low level flush w.c., towel rail, spotlights to ceiling.

#### **ANNEX MEZZANINE BEDROOM**

14'7" x 11'6"

Accessed via the spiral staircase from the lounge with Velux window to the ceiling.

#### **EXTERNALLY**

Access via electric gates from the main road opening to the driveway which allows off road parking for numerous vehicles. Side access leading to the south facing rear garden which is laid to astroturf with paving sections and steps leading up to patio area. Store shed to the side, fencing to three sides, security lighting and three external double sockets.

#### **GARAGE**

9'10" x 17'0"

Situated to the side of the annex with up and over door, light and power.

#### **COUNCIL TAX**

#### **RATES**

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'E'

#### **TENURE - FREEHOLD**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2024

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	78
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -  
01302 710773 <https://www.hunters.com>

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