



**Nether Cottage High Street, Beckingham DONCASTER DN10  
4PQ**

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## Nether Cottage High Street, Beckingham DONCASTER

A spacious and charming three double bedroom detached cottage dating from the 18th century. Showcasing an abundance of period features throughout along with modern additions including ensuites to all bedrooms, central heating and double glazing, Beautiful landscaped gardens and lots of parking.



### **Study**

13' 11" x 9' 10" ( 4.24m x 3.00m )

Double glazed stable door and window and central heating boiler.

### **Side Entrance Hall**

Double glazed window and door, central heating radiator and tiled flooring.

### **Utility**

6' 5" x 5' 11" ( 1.96m x 1.80m )

Wall and base units with a Belfast sink and drainer, plumbing for a washing machine, space for a dryer and fridge and tiled flooring.

### **Kitchen**

27' 10" max x 11' 11" ( 8.48m max x 3.63m )

Fitted with a range of cream country style wall and base units with a ceramic sink and drainer. Space for a range cooker and fridge freezer plus a walk in pantry. The kitchen opens into a breakfasting area.

### **Conservatory**

15' x 9' 4" ( 4.57m x 2.84m )

Double glazed windows and french doors to the front, pitched roof, tiled flooring, french doors to the lounge and a door to the hallway.

### **Lounge Diner**

25' 7" max x 27' 10" ( 7.80m max x 8.48m )

This extensive room incorporates two separate living areas and a large dining area. Two feature fireplaces including a central fireplace plus one to the other side. Beamed ceiling, three central heating radiators, double glazed french doors from each living area and engineered Oak flooring throughout.

### **Cloakroom**

Fitted with a wash hand basin, w.c. and a central heating radiator.

### **First Floor Landing**

A staircase leads to the landing with a double glazed window, storage cupboard and a central heating radiator. Access to the loft via a ladder to an attic which is currently used as a hobby room. The attic is insulated, boarded and has two velux windows.

### **Bedroom One**

14' 3" x 13' ( 4.34m x 3.96m )

A lobby with a walk in wardrobe leads to the master suite. Vaulted reclaimed pine ceiling, traditional fireplace, laminate flooring, central heating radiator and French doors leading onto a Juliette balcony overlooking the lovely gardens.

### **Ensuite**

Victorian style bath, wash hand basin and w.c. set into a vanity unit. Double glazed window and a central heating radiator.

### **Bedroom Two**

12' 1" x 12' 1" ( 3.68m x 3.68m )

Double glazed window, central heating radiator and laminate flooring. A space saving staircase leads to a 2nd attic space with a velux window and a door leading to the other attic space.

### **Ensuite Bathroom**

Fitted with a three piece suite with a shower above the bath, central heating radiator and a double glazed window. A door leads to a small balcony with external stairs.

### **Bedroom Three**

13' 11" x 9' 1" ( 4.24m x 2.77m )

Double glazed window overlooking the gardens and a central heating radiator.

### **Ensuite Shower**

Fitted with a shower cubicle, wash hand basin, w.c. and an electric radiator.

### **Exterior**

To the front of the property is a gated block paved terrace garden which also provides off street parking and is enclosed by wall and rail. To the rear are beautiful mature gardens with cobbled terraces including a covered seating area. Abundance of trees, mature shrubs, plants and wildlife and Lily ponds. There is also a timber constructed outdoor kitchen with a bbq area plus a further hot tub area with a timber pergola. The garden includes a wood store, greenhouse and a garden shed.

### **Workshop**

24' 6" x 19' 7" ( 7.47m x 5.97m )

Power and light.



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## Nether Cottage High Street, Beckingham DONCASTER

- Three bedroom, three ensuite detached cottage
- Dating from the 18th century, many period features including beams and fireplaces
- Country style kitchen, utility, generous lounge diner, snug and conservatory
- Beautiful landscaped gardens with a summerhouse, workshop, shed and greenhouse
- Gated parking for multiple vehicles

Tenure: Freehold EPC Rating: D

# £400,000



Please note the marker reflects the postcode not the actual property

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william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)