



## Sandbridge Broad Lane

Sykehouse, DN14 9AY

Offers Over £450,000

### \*\*\*CHAIN FREE - STUNNING DETACHED COTTAGE IN BEAUTIFUL GROUNDS\*\*\*

Nestled in the charming village of Sykehouse, known as 'Yorkshire's Longest Village', this delightful house offers a perfect blend of comfort and tranquillity. Located on Broad Lane, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two modern bathrooms add convenience to daily living.

This DETACHED COTTAGE is designed to be light and airy, creating a welcoming atmosphere throughout. The electric gates leading to the driveway enhance both security and ease of access, making this home a private retreat.

For those who appreciate the great outdoors, the surrounding area offers fabulous dog walks, allowing you to enjoy the picturesque countryside at your leisure. This property is not just a house; it is a sanctuary where you can unwind and enjoy the peaceful lifestyle that Sykehouse has to offer. Whether you are looking for a family home or a serene escape, this property is sure to impress.

### Viewing

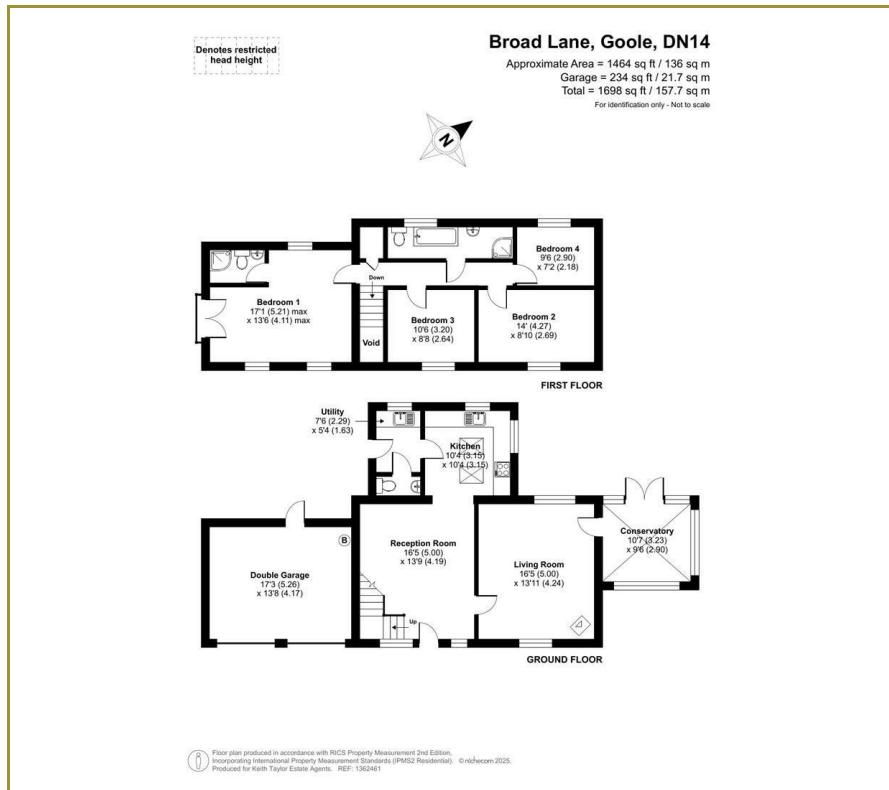
Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

• \*\* CHAIN FREE \*\*

- Full of Cottage Charm
- Constructed in 1864
- 4 Bedrooms
- 2 Bathrooms
- Semi Rural Village
- Fabulous Dog Walks
- A Sought after Village for Equestrian Enthusiast
- Conservatory
- Manicured Gardens to All Sides



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	54	66
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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