



**Lidget Lane, Hickleton Doncaster**



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h brown**

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**Lidget Lane, Hickleton Doncaster**

Guide Price £280,000-£300,000 Situated in this stunning village location of Hickleton is this grade two listed stone cottage which is full of charm and character. The property benefits from no onward chain, spacious room sizes throughout and principle bedroom with en-suite shower room.



### **.Entrance**

A front facing composite door gives access to the dining hall.

### **Dining Hall**

With a front facing window, beams to the ceiling and stairs which rise to the first floor landing. There is a central heating radiator and a useful understairs storage cupboard.

### **Inner Lobby**

With access to the lounge and dining kitchen and beams to the ceiling.

### **Lounge**

With front and side facing windows providing an abundance of natural light, there is beams to the ceiling, a chimney breast housing the multi fuel fire and a central heating radiator.

### **Dining Kitchen**

With two rear facing windows and a rear facing door. There are wall and base units with worksurfaces housing the sink and drainer with chrome mixer tap, there is a feature range Aga, an integrated dishwasher and space for a fridge freezer. There is paved flooring and ample space for a dining table and chairs.

### **First Floor Landing**

With access to the bedrooms and the bathroom. There are beams to the ceiling and two light points.

### **Principle Bedroom One**

With a rear facing window, a central heating radiator and a door which gives access to the en-suite.

### **En-Suite Shower Room**

With a rear facing window, a W.C, a wash hand basin and a shower cubical with shower. There is a central heating radiator, beams to the ceiling and tiling to the walls and floor.

### **Bedroom Two**

With two front facing windows, beams to the ceiling and a central heating radiator.

### **Bedroom Three**

With a side facing window, beams to the ceiling, built-in wardrobes and a central heating radiator.

### **Bathroom**

Fitted with a panelled bath, a wash hand basin and a low flush W.C. There is a rear facing window, a built in storage cupboard, a heated towel rail and tiling to the floor.

### **Outside**

The property stands in a good sized mature plot with gardens to both front and rear. There is a good sized front garden which is laid to lawn with shrubs and plants to the borders, there is a patio area and side access to the rear.

To the rear there is a low maintenance paved garden with two outbuildings and gated access to the garage.

### **Garage**

With light and power and a roller shutter door.



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## Lidget Lane, Hickleton Doncaster

- GUIDE PRICE £280,000-£300,000
- THREE BEDROOM STONE COTTAGE
- SOUGHT AFTER VILLAGE LOCATION
- DINING KITCHEN
- PERIOD FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£280,000-£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR126108 - 0002

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