



## 2 Green Lane Cantley, Doncaster, DN3 3QW Offers Over £180,000

A well-presented two bedroom cottage located within the heart of the sought-after Old Cantley Village. Offered for sale with no onward chain, the accommodation comprises of: an inviting front lounge with feature fireplace, and a spacious dining kitchen fitted with a range with direct access to the rear garden. To the first floor, the property comprises of a landing providing access to two bedrooms, including a generous master bedroom, and a modern bathroom fitted with a white three-piece suite.

Further benefits include UPVC double glazing, gas central heating, an enclosed rear yard with access to an allocated parking space. There are two further allocated parking spaces at the rear of the property. Early viewing is strongly recommended to appreciate the quality of accommodation and the desirable village location.

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

- Well-presented, charming two-bedroom cottage
- Located in the heart of desirable Old Cantley Village
- Inviting lounge with feature fireplace
- Spacious dining kitchen with access to the rear garden
- Two bedrooms to the first floor, including a generous master bedroom
- Modern three-piece bathroom with white suite
- No onward chain
- Gas central heating system | UPVC double glazing throughout
- Enclosed rear garden with access to three allocated parking space
- Early viewing highly recommended



## 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	87	
(81-91)	B	64	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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