



THE COTTAGE HIGH STREET DONCASTER, DN10 4RG

£375,000
FREEHOLD

A wonderful opportunity to acquire a beautifully presented and highly characterful cottage. Situated in the charming and sought-after village of Gringley-on-the-Hill, Nottinghamshire, this delightful property enjoys a peaceful rural setting while remaining conveniently positioned for access to the surrounding towns and amenities. With its attractive village character and convenient location and offers a wonderful quality of life, making it a highly desirable setting for this charming cottage. Combining traditional charm with spacious and versatile accommodation, this delightful home is full of warmth and personality. Steeped in character, the property features exposed beams, feature fireplaces and a beautiful log burner with a solid wooden beam and tiled hearth, creating a cosy and welcoming atmosphere throughout. The accommodation includes a generous living room with dual-aspect windows, a charming snug, well-equipped kitchen and convenient ground-floor shower room. To the first floor are three well-proportioned bedrooms, including two particularly generous rooms, together with a distinctive landing arrangement and excellent loft access.

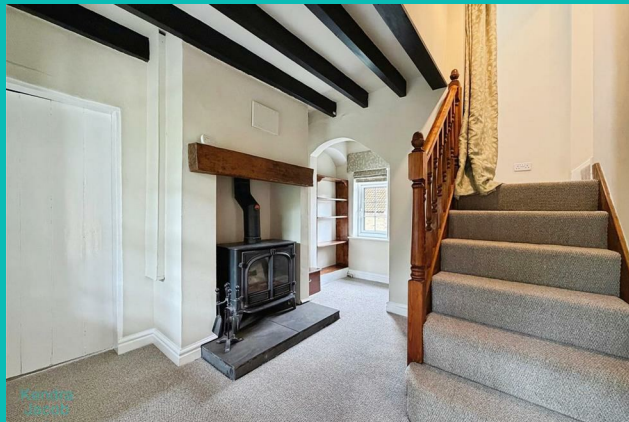
**Kendra
Jacob**

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THE COTTAGE HIGH STREET

• EXTENDED COTTAGE • THREE BEDROOMS • LOG
BURNER FITTED TO THE SNUG AREA • CHARACTER
& CHARMFUL THROUGHOUT • DOUBLE
GARAGE • WELL ESTABLISHED AND ATTRACTIVE
SOUTH FACING
GARDEN • OUTBUILDING • LOCATED IN A SOUGHT
AFTER VILLAGE • SELLING WITH NO CHAIN



ENTRANCE HALL

A bright and welcoming hall featuring a solid oak entrance door, a rear facing double-glazed UPVC window, central heating radiator and power points, with access through to the charming snug.

SNUG AREA

A particularly characterful reception space centred around a beautiful log burner, set beneath a substantial wooden beam and complemented by a tiled hearth. Exposed beams add further charm to the ceiling, while power points and built-in shelving provide useful practical touches. A front-facing double-glazed window allows natural light into the room, with stairs rising to the first floor and useful understairs storage.

LIVING ROOM

A generous and welcoming living room with dual-aspect windows, together with an additional side-facing double-glazed window providing an abundance of natural light. The room features exposed beams to the ceiling and a charming fireplace with a solid wooden beam above, creating a wonderful focal point. There are power points, a television point and central heating radiator.

KITCHEN

The kitchen is fitted with a range of wall and base units with contrasting work surfaces, incorporating a stainless-steel sink and drainer. Integrated appliances include an induction hob, microwave, electric oven and grill. There is also plumbing and provision for a washing machine. A side-facing double-glazed window provides natural light, while a composite door gives direct access to the outside.

SHOWER ROOM

The ground-floor shower room comprises a three-piece suite including a shower enclosure, low-flush WC and wash basin. Further features include a central heating radiator, vinyl flooring, extractor fan, wall-mounted cupboard and a front-facing obscure double-glazed window.

FIRST FLOOR-LANDING

The first-floor landing provides access to the bedrooms via two staircases leading in opposite directions, adding to the distinctive character and layout of this charming home. There is loft access from both sides, together with front-facing double-glazed UPVC windows providing natural light.

BEDROOM ONE

A generous double bedroom enjoying both front and rear-facing double-glazed UPVC windows. The room benefits from central heating and multiple power points, while the dual aspect provides a bright and airy environment.

BEDROOM TWO

Another spacious bedroom featuring a rear-facing double-glazed uPVC bay window, complemented by a further front-facing double-glazed window to create a delightful dual-aspect room. Built-in storage with shelving provides useful storage space. Further character is provided by a traditional cast-iron fireplace, with power points.

BEDROOM THREE

A charming third bedroom with a rear-facing double-glazed

UPVC window overlooking the beautiful rear garden. The room benefits from power points, a television point and central heating radiator.

EXTERNAL

One of the property's most appealing features is the well-established rear garden, offering a wonderful outdoor space with considerable maturity and character. The garden is surrounded by established fruit trees, colourful flowers and mature bushes, creating a private and attractive setting. A pond adds further interest, while paved patio areas provide excellent spaces for outdoor dining and entertaining. The majority of the garden is laid to lawn and is complemented by an outside tap, greenhouse and an outbuilding for further storage. The south-facing aspect is ideal for enjoying sunshine throughout the day.

DOUBLE GARAGE

The property further benefits from a substantial double garage with up-and-over doors and a rear access door leading from the garden. The garage has its own consumer unit and power points, providing excellent flexibility for storage, hobbies or workshop use.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1345.00 sq ft

Tenure – Freehold





Total area: approx. 124.5 sq. metres (1340.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert. Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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