



horton knights

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CHARMING 3 BEDROOM COTTAGE / GRADE II LISTED / VILLAGE GREEN POSITION / REAR KITCHEN EXTENSION/ REAR GARAGE & PARKING / NO CHAIN / MOTIVATED SELLER / VIEWING ESSENTIAL//

Archway House dates back to the late 18th Century, and benefits from the accommodation in the rear of the arch, as well, off-road parking and a detached garage with vehicular access from Little Lane. It has a gas radiator central heating system, period style windows to the front, and pvc double glazed windows to the rear. It offers charming beamed accommodation, with many period style features and briefly comprises: Entrance hall, spacious front facing sitting room, separate open dining area, extended kitchen, first floor landing with access to 2 bedrooms, and a now shower room (formerly bathroom), plus a second small staircase giving access to the arch bedroom 3. Outside it rather unusually benefits from a detached garage and ample off road parking. Idyllic village setting with access to all the village amenities including shops, eateries etc. and easy access to the A1/ motorway networks. **VIEWING STRICTLY BY APPOINTMENT**

ACCOMMODATION

A traditional six panelled entrance door leads into an entrance hall.

ENTRANCE HALL

This has an understairs storage area, coat rail and doorway which leads into the sitting room.

SITTING ROOM

16'10" max x 12'1" (5.13m max x 3.68m)

A front facing reception room, having two Georgian style windows to the front, beamed ceiling, exposed brickwork, feature fireplace, a central heating radiator and quarter turn staircase giving access to the first floor. A broad opening leads into the dining room.

DINING ROOM

17'2" x 8'0" (5.23m x 2.44m)

This has a double panel central heating radiator, exposed beam work and brick arch which continues into a now extended kitchen.

EXTENDED KITCHEN

14'9" average x 5'10" (4.50m average x 1.78m)

Fitted with a range of high and low level units finished with a roll edge work surface. There is four ring electric hob, integrated oven, extractor hood, a single drainer stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and room for a fridge. Fitted with tiled flooring, a pvc double glazed window to the rear, leaded window to the side and a glazed door giving access out to the rear courtyard garden.

FIRST FLOOR LANDING

This has a central light, doors to the bedrooms and shower room, plus a separate door which gives access over the arch to bedroom 3.

please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30

BEDROOM 1

16'9" max x 12'2" (5.11m max x 3.71m)

A large front facing double bedroom, with two georgian windows to the front, a central heating radiator, a ceiling light and built in wardrobes to the chimney recesses.

BEDROOM 2

14'7" max x 9'0" max (4.45m max x 2.74m max)

An extended bedroom, having a pvc double glazed window to the rear, two ceiling lights, a central heating radiator and built in wardrobes.

SHOWER ROOM

A former bathroom, now remodeled to create a walk in shower with electric shower, tiling, glazed screen, wash basin and a low flush w/c. There is a pvc double glazed window, a central heating radiator and a large built in cupboard.

From the landing a second little staircase leads up to bedroom 3.

BEDROOM 3

10'9" approx x 10'8" (3.28m approx x 3.25m)

Having a Georgian style sliding sash window overlooking the rear, a central ceiling light and a central heating radiator.

REAR COURTYARD

Small cottage garden with greenhouse, fencing and hedging to the perimeters. Directly behind this garden area, there is a timber sectional garage and off road parking.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the

property is Freehold.

CLASSIFICATION - The property is Grade II listed, details can be found on Historic England

DOUBLE GLAZING - The property has period style Georgian windows to the front and some pvc double glazed windows to the rear.

HEATING - The property has a gas radiator central heating system.

COUNCIL TAX - This property is Band C.

BROADBAND - fast broadband is available with download speeds of up to mbps and upload speeds of up to mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you,

FREE VALUATIONS - If you need to sell a house then please take advantage of our **FREE VALUATION** service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

