

property details **approval form**

Sycamore Cottage, Joan Lane, Hooton Levitt, ROTHERHAM, South Yorkshire, England, S66 8PH

Date: 03 March 2026

Property Ref and Version: MBY106385 - 0001

selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Room Description
5. Property Images
6. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£220,000

Tenure: Freehold

>> **key features**

- > Charming Two Bedroom Cottage
- > Well-Presented Throughout
- > Beautiful Lounge Diner With Log Burner & Beamed Ceilings
- > Idyllic Village Location
- > Overlooking The Village Green
- > Garage & Parking
- > Enclosed Garden
- > Gas Central Heating & UPVC Double Glazing
- > EPC Rating: Awaited

>> **short description**

A rare opportunity to purchase this charming two bedroom cottage within the idyllic village of Hooton Levitt. Being well-presented throughout with spacious living accommodation, overlooking the village green and having rolling countryside a stones throw away. Viewings are highly recommended!!

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>> **room description**

Entrance Porch

Access to the property is provided through a frontal porch incorporating a front-facing upvc door and a double-glazed side window. The porch includes a central heated radiator for added comfort.

Lounge/Dining Room

Open lounge/dining room featuring a gorgeous log burner that serves as the focal point of the room along with the beautiful beamed ceiling. Front and rear double-glazed windows, together with ceiling spotlights, provide excellent natural and ambient light throughout. A side double-glazed door offers access to the garden, while an open archway leads directly into the kitchen area. The room also includes two centrally heated radiators and stairs leading to the first floor.

Kitchen

A fully fitted kitchen offering an excellent selection of wall, drawer, and base units paired with contrasting work surfaces and an inset sink drainer. There is designated space for a washing machine, tumble dryer, fridge freezer and a Rangemaster style gas cooker. Underfloor heating provides an additional touch of comfort. There are spotlights to the ceiling, side and rear facing double glazed windows and a rear UPVC door opening to the shared courtyard.

Landing

Brightly lit with spotlights the landing provides access to all first floor accommodation.

Bedroom One

The master bedroom is served by two front facing double-glazed windows with attractive views across the village green. An open staircase leads to the attic space and the room includes a central heated radiator.

Bedroom Two

Second double bedroom features a rear facing double glazed window and one central heated radiator.

Bathroom

Partly tiled family bathroom comprising a wash hand basin with vanity unit, low-flush W/C, bath and a separate shower cubicle with a mains-fed shower. The bathroom further benefits from underfloor heating and a central heated towel radiator for additional warmth. Ceiling spotlights and a rear double-glazed window provide plenty of light throughout the room.

Attic Space

Having two double glazed skylights, spotlights and storage cupboards built into the eaves.

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Outside

To the front of the property is an open paved area with access to the front porch and a side gate providing access to the garden.

The enclosed garden is located to the side of the property with a lawn and mature stocked flower beds around.

To the rear there is a spacious shared/open courtyard with the neighbouring properties. Across the courtyard provides access to the private no through road where you will find a garage and parking for 2/3 cars.

Garage

The end garage in the block belongs to the property with an up/over door.

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Your William H Brown office: 54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA
T 01709 812301 E maltby@williambrown.co.uk

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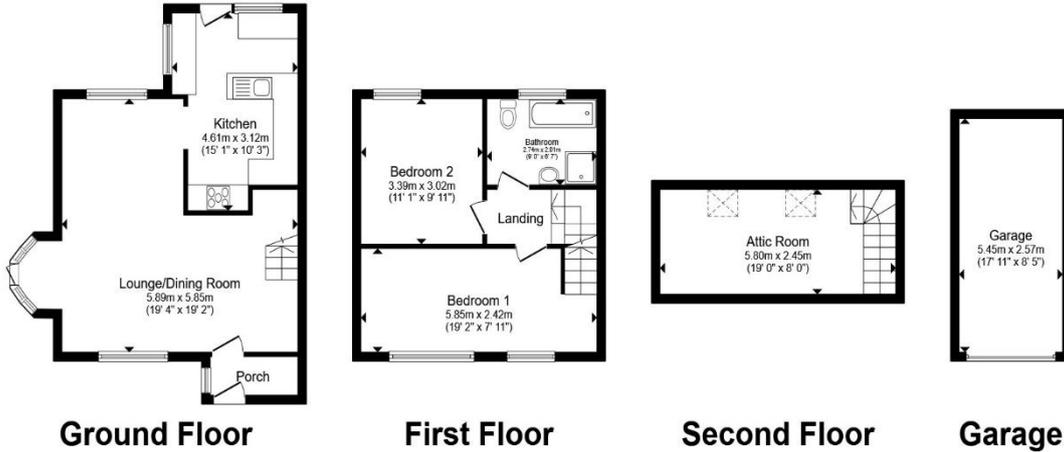
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>> floor plan



Total floor area 107.4 m² (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Calum Brennan		
Ms J. Elliot		

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