



Orchard View Gainsborough Road, Everton Doncaster DN10 5BW

welcome to

Orchard View Gainsborough Road, Everton Doncaster

CHARACTER PROPERTY available with NO ONWARD CHAIN in the desirable semi-rural village of Everton. Benefitting from SPACIOUS LIVING accommodation, BEAUTIFUL COUNTRYSIDE SETTING and gardens within a TUCKED AWAY location. Early viewing is recommended.



Ground Floor Accommodation

Entrance Lobby

A welcoming hall with central heating radiator, double-glazed window, traditional dado rail, and a cupboard neatly housing the boiler all within the charm of a character cottage.

Lounge / Dining Room

A spacious and inviting lounge/dining room showcasing a charming beamed ceiling and multi-fuel burner. Having French doors opening out to the garden and two central heating radiators.

Kitchen

A well-equipped kitchen fitted with a range of wall and base units, complemented by worktops providing ample preparation space. There is room for a range-style cooker, fridge, and dishwasher, ensuring practicality for modern living. Natural light flows in through a front-facing double-glazed window, while a rear window with obscure glass adds privacy. A heated towel rail completes the space, blending convenience with the charm of this character cottage.

Sitting Room

A charming reception room with a front-facing double-glazed window that fills the space with natural light, characterful beams add cottage appeal. Central heating radiator and a multi-fuel burner provides a cosy focal point.

Study

Front and side facing windows.

Utility Room

A practical utility room with glazed entrance door and recessed lighting, fitted with base units and worktops for everyday tasks. It includes a stainless steel sink and drainer, tall storage cupboards, and designated space for a washer and dryer. A central heating radiator ensures comfort.

Shower Room

A well-appointed shower room featuring a modern shower cubicle, WC, and wash hand basin. A front-facing obscured double-glazed window provides natural light while maintaining privacy, complemented by recessed lighting overhead.

First Floor Accommodation

Landing

A light and practical landing with a rear-facing double-glazed window, central heating radiator, and a useful cupboard. This space continues the charm and character of the cottage while offering everyday functionality.

Bedroom One

The main bedroom features a south facing double-glazed window and a central heating radiator.

En Suite

A neatly designed en-suite fitted with a shower cubicle, WC, and wash hand basin. Recessed lighting brightens the space, while a heated towel rail adds comfort and convenience.

Bedroom Two

A cosy double bedroom with a south facing double-glazed window that brings in natural light and a central heating radiator.

Bedroom Three

A well-proportioned double bedroom featuring a built-in cupboard for storage. A south facing double-glazed window overlooking the garden and a central heating radiator.

Bedroom Four

Bedroom four is currently used as a dressing room and benefits from a south facing double-glazed window and a central heating radiator.

Bathroom

A well-presented bathroom featuring a bath, WC, and wash hand basin, with part-tiled walls adding a

practical finish. Velux-style windows bring in natural light, while a heated towel rail provides comfort. The space blends functionality with the charm and character of the cottage.

External

The property is complemented by a private garden, with grassed lawn, timber fencing and mature hedging to the boundaries. A paved seating area offers an ideal space for outdoor enjoyment, while a gravelled driveway provides generous parking for several vehicles. A good size, south facing garden enhanced by mature trees and a variety of plants and shrubs.

Outbuildings

This charming character cottage is complemented by two brick-built outbuildings, offering versatile space for storage, hobbies, or potential workshop use.

Agents Notes

Shared access from Gainsborough Road.
Conservation Area

Utilities

Oil fired central heating, mains electric, water and drainage.



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welcome to

Orchard View Gainsborough Road, Everton Doncaster

- Charming Character Cottage in Everton
- Spacious Living/Dining Room with Multi-Fuel Burner
- Four Bedrooms
- Two Reception Rooms and Study
- Gravelled Driveway with Parking for Several Vehicles

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in the region of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107747 - 0005

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