



# 1 Firth Hills Cottages North Ings Lane Offers Over £185,000

## Hatfield DN7 6EG

**FREEHOLD**

Looking for a cottage that has a rural feel but close to facilities? This THREE bedroom cottage has a large rear garden, driveway, open field views and offers great potential with a modern fitted kitchen/diner and UPVC double glazing. NO UPWARD CHAIN INVOLVED. Excellent M18 motorway links and close to facilities and water park.



- THREE BEDROOM END TERRACED COTTAGE • Lounge, Modern fitted kitchen/diner • UPVC double glazed

### ENTRANCE LOBBY

Front entrance door. Staircase to the first floor. Radiator.

Door into the lounge.

### LOUNGE

15'0" x 11'11"

Front facing UPVC double glazed window. Feature brick fireplace and hearth to a coal burner with back boiler for hot water and central heating. Radiator. Door into the kitchen/diner.

### KITCHEN/DINER

12'9" x 9'10"

Rear facing UPVC double glazed window and glazed timber door leading into the porch. Fitted with a modern range of cream handleless wall and base units with timber effect laminate worksurfaces incorporating a sink and drainer with splashback tiling. Radiator. Useful understairs storage cupboard and door into the bathroom.

### BATHROOM

7'3" x 4'9"

Fitted with a white panelled bath with electric shower and folding glass screen over and a pedestal wash hand basin. Fully tiled walls and floor. Radiator. Glazed door into the w.c.

### W.C

4'9" x 2'2"

Rear facing UPVC double glazed window. Fitted with a white w.c. Fully tiled walls and floor. Radiator.

### PORCH

12'0" x 2'11"

Brick base with UPVC double glazed windows and rear UPVC double glazed entrance door. Tiled floor. Plumbing for washing machine.

### LANDING

Doors off to all rooms. Loft access with pull down ladder to a fully boarded loft.

### BEDROOM ONE

15'0" x 8'11"

Front facing UPVC double glazed window. Feature original cast iron fireplace. Radiator.

### BEDROOM TWO

13'1" x 8'11"

Rear facing UPVC double glazed window. Built-in cupboard housing the hot water tank. Radiator.



- Solid fuel central heating
- Driveway, Large gardens
- Open field views
- Rural feel but close to facilities
- Excellent motorway links
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 78.3 sq.m

### BEDROOM THREE

9'11" x 8'10"

Rear facing UPVC double glazed window. Radiator.

NO UPWARD CHAIN INVOLVED

### OUTSIDE

There is a privet hedge boundary to the front with a timber five bar gate providing access onto the driveway. The front garden has been block paved which then continues into a block paved driveway to the side, providing off road parking and leading into the rear.

The rear garden is a generous size and is lawned with established shrubs and trees with an open aspect to the side over open fields. There is a brick outbuilding and timber garden shed.

The adjoining cottage has a pedestrian right of way through the front garden along the side and behind the porch, to gain access into their garden for bin access /maintenance etc.

### LOCATION

The property is the end cottage of a row of four and is pleasantly situated on an unadopted road, just off Thorne Road, with fields views to the front and side. The Hatfield Water Park, shops and pubs are all within close proximity with junction 5 of the M18 motorway accessible within minutes. This is a fabulous location close to facilities but has a country feel and offers tremendous potential.





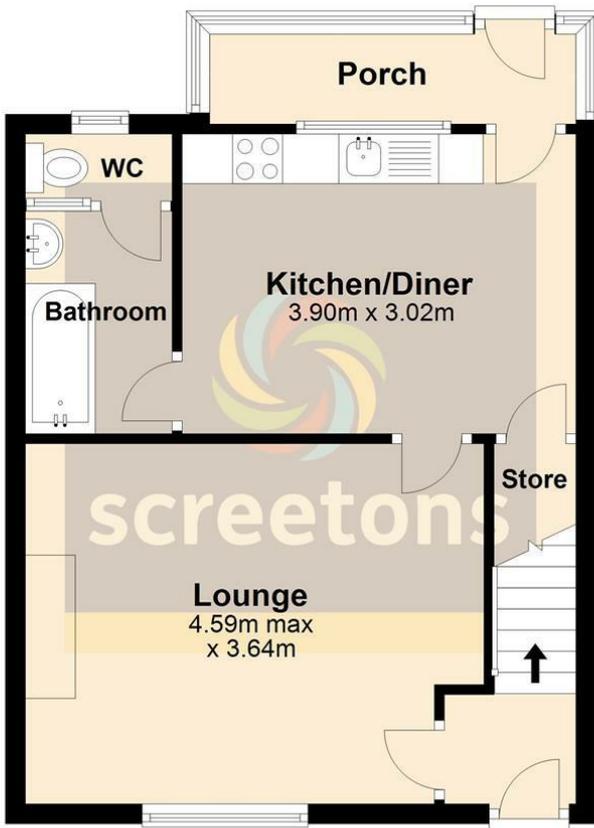


## Additional Information

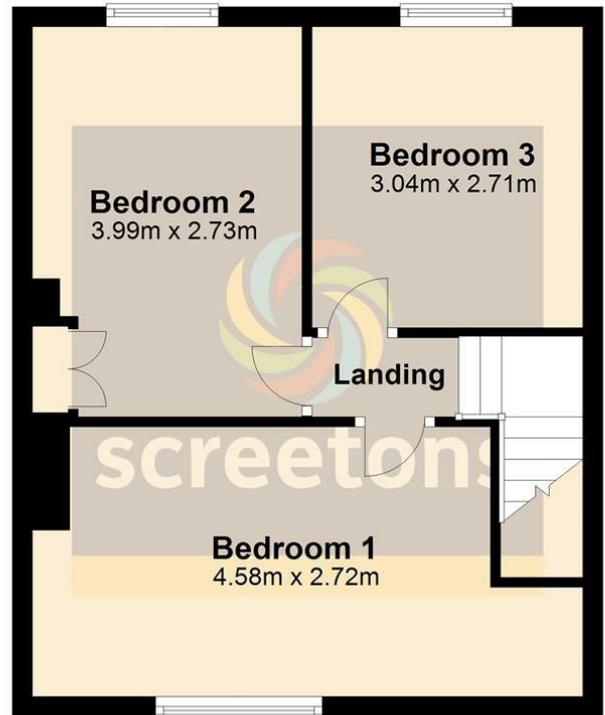
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

