



ROSE COTTAGE SHAW LOCK

DONCASTER, DN10 4SH

£250,000
FREEHOLD

NO ONWARD CHAIN

This charming three-bedroom semi-detached cottage in Gringley-on-the-Hill offers spacious and well-presented accommodation with stunning countryside views. The property features a generous kitchen diner with modern fittings, a bright sun room ideal for home working or relaxing, and a cosy living room with log burner. There is also a ground floor family bathroom. Upstairs provides three bedrooms, including a main double with countryside views, a second double with en-suite shower room, and a third single bedroom. Outside, the home enjoys a substantial rear garden with open field views, patio area, lawn, established planting and a large shed, along with driveway parking for several vehicles. A home that embraces rural village living, with countryside walks quite literally on the doorstep.

The highly regarded village of Gringley-on-the-Hill also benefits from a reputable primary school and falls within the catchment area for well-regarded secondary schools, including Queen Elizabeth's High School, making it an appealing choice for families.

**Kendra
Jacob**

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ROSE COTTAGE SHAW LOCK

- Charming three-bedroom semi-detached cottage in the sought-after village of Gringley-on-the-Hill
- No onward chain
- Spacious and modern kitchen diner, ideal for family living and entertaining
- Cosy lounge featuring a characterful log burning stove
- Bright and versatile sun room perfect for relaxing or working from home
- Master bedroom with en suite
- Generous rear garden with patio area, lawn and large wooden shed
- Driveway parking for multiple vehicles with gated side access
- Surrounded by scenic countryside walks, footpaths and outdoor lifestyle opportunities
- Reputable primary school and falls within the catchment area for well-regarded secondary schools, including Queen Elizabeth's High School



ENTRANCE HALL

Welcoming entrance hall providing access to the lounge, spacious kitchen diner and ground floor family bathroom.

LOUNGE

A cosy yet spacious living room featuring dual front-facing uPVC windows, radiator, TV point and an attractive log burning stove creating a warm focal point.

KITCHEN / DINING ROOM

A bright and spacious modernised kitchen diner fitted with a range of attractive wall and base units incorporating a stainless steel sink with mixer tap. Offering ample space for a dining table and chairs, along with space for a washing machine, dishwasher and fridge freezer. Finished with vinyl flooring and side-facing uPVC windows allowing plenty of natural light to flood the room.

SUN ROOM

A useful additional reception space overlooking the garden, with electric points and versatile potential for a home office or a space to unwind.

GROUND FLOOR FAMILY BATHROOM

Located on the ground floor, the family bathroom is fitted with a panelled bath, pedestal wash hand basin and low flush WC, complemented by partial tiling and radiator.

BEDROOM ONE

A well-proportioned double bedroom with side-facing uPVC window and radiator, benefitting from access to the en-suite shower room.

BEDROOM TWO

A spacious double bedroom with front-facing uPVC window, radiator and pleasant views to the front aspect.

EN SUITE

Comprising a walk-in shower, wash hand basin and WC, with fully tiled walls, radiator and rear-facing uPVC window.

BEDROOM THREE

A versatile third bedroom with front-facing uPVC window and radiator.

EXTERIOR

The property benefits from a side driveway with wooden gated access leading to the rear garden, along with additional off-road parking for multiple vehicles. To the rear is a generous garden featuring a patio seating area, large lawn, wooden shed and attractive views across open fields, creating an ideal outdoor space for relaxing and entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1008.30 sq ft

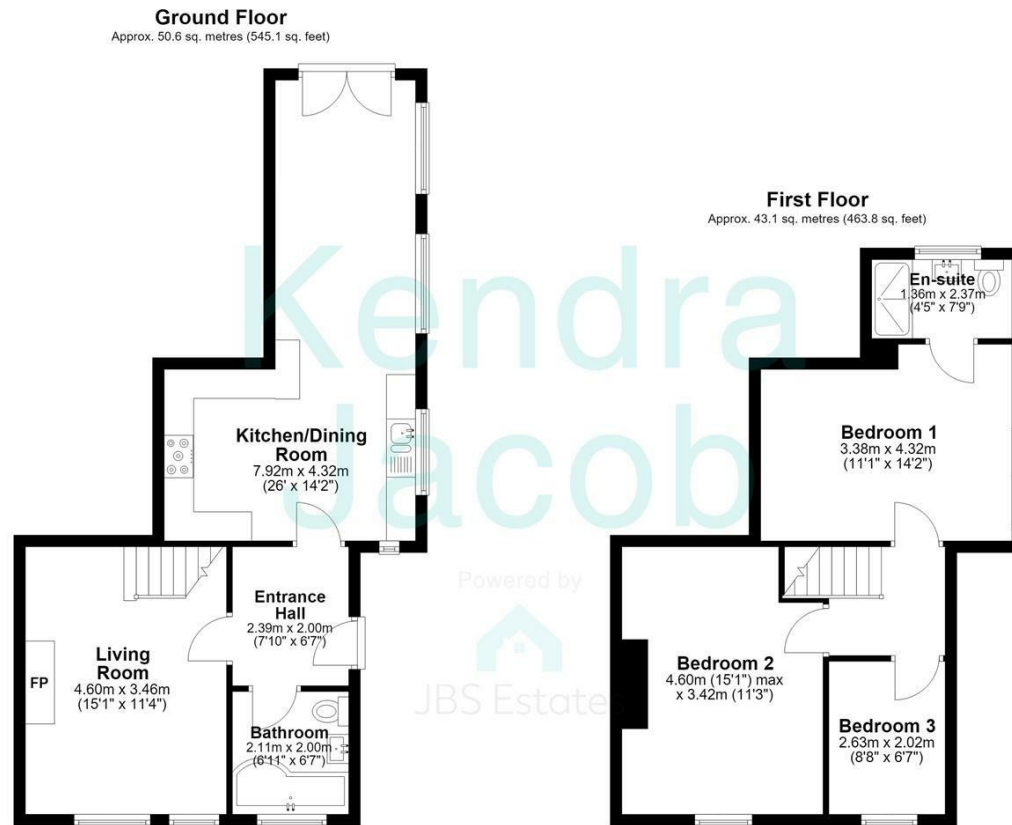
Tenure – Freehold



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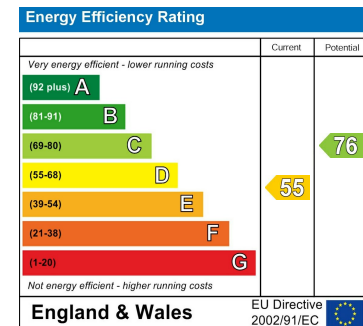


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Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

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.



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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