



**Lilac Cottages The Green, Misson Doncaster DN10 6DS**

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**Lilac Cottages The Green, Misson Doncaster**

Nestled in the heart of the sought-after village of Misson, this delightful two-bedroom cottage offers the perfect blend of rustic charm and cosy living. Ideal for first-time buyers, downsizers, or investment buyers! Early viewing recommended.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Area Overview

Misson is a desirable semi-rural village location great for families with amenities including the parish church and community centre with regular activities throughout the year, a reputable primary school and two public houses. There are some lovely local walks in the area and Bawtry is also just a short drive away for a wider variety of amenities.

## Ground Floor Accommodation

### Lounge

The lounge features a rear-facing double glazed window allowing plenty of natural light, along with a radiator, French doors leading out to the village green, a charming log burner, and fitted wall-mounted cupboards providing useful storage.

### Kitchen

The kitchen is fitted with a good range of wall and base units complemented by worktops, incorporating a stainless steel sink and drainer. Features include a tiled floor, rear-facing double glazed window, pantry, radiator, and a uPVC main entrance door providing external access. There is also an integrated oven, hob with extractor hood, and space for a washing machine.

## First Floor Accommodation

### Landing

Having a central heating radiator and a rear facing double glazed window.

### Bedroom One

Double bedroom having a rear-facing double glazed window, radiator, and a useful storage cupboard housing the boiler.

### Bedroom Two

Second double bedroom having a front facing double glazed window and radiator.

### Bathroom

The bathroom comprises a bath with an electric shower over and glass screen, wash hand basin and wc. Rear facing double glazed window with obscure glass, radiator and part tiled walls.

## External

The cottage benefits from a walled garden at the rear with pedestrian access gate. Currently open plan to neighbouring properties with a grassed lawn and space for seating. To the front is the village green offering a picturesque setting to enjoy all year round.

## Agents Note

William H Brown have limited information on boundaries and rights of way for this property. Any interested parties should make their own enquiries or speak with the auction team.

## Utilities

Mains electric, water and drainage.



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## Lilac Cottages The Green, Misson Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Quaint Cottage on the Village Green
- Two Double Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£129,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108183 - 0004

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