



**Candletree Cottage Station Road, Misson Doncaster DN10 6EW**



**welcome to**

**Candletree Cottage Station Road, Misson Doncaster**

A great opportunity to acquire this SUPERB detached house in desirable Misson. Ideal FAMILY HOME, spacious living accommodation, DOUBLE GARAGE and beautiful GARDENS. NOT TO BE MISSED!!



## Ground Floor Accommodation

### Entrance Porch

Accessed via a front facing entrance door and having side facing double glazed arched windows with obscure glass and tiled flooring.

### Reception Hall

Spacious and inviting entrance hall housing the stairs to the first floor landing. Front facing double glazed window coving to the ceiling and modern central heating radiator.

### Lounge

A good size main reception room with a feature fireplace including an electric stove, front facing double glazed window, coving to the ceiling, three modern central heating radiators and two sets of French doors to the side and rear elevations flooding the room with natural light.

### Garden Room

A lovely addition to this house, constructed of low level brick with Upvc double glazed units and having a large central heating radiator. Spacious enough for plenty of seating and having French doors out to the garden.

### Dining Room

Dual aspect, formal dining room with front and side facing double glazed windows. Having coving to the ceiling and a central heating radiator.

### Kitchen/Dining Room

Modern kitchen fitted with an extensive range of shaker style cabinetry with complimentary worktops and a double Belfast sink. Benefitting from a host of integrated appliances including double oven, microwave, induction hob with a gas burner and a dishwasher. Whilst providing plenty of space for an American style fridge freezer. Front and rear double glazed windows, recessed lights, two modern radiators and tiling to the floor.

### Utility

Offering space for an under counter washing machine and tumble dryer, Rear facing double glazed window with obscure glass, wall unit housing the boiler, recessed lights, tiled flooring and coving to the ceiling.

### Cloakroom

Fitted with a wc and a vanity wash hand basin. Rear facing double glazed window with obscure glass, tiled flooring, chrome heated towel rail and quality built in storage incorporating a 300 lt water cylinder.

### Rear Porch

Timber framed porch with stable door and built in shoe storage.

## First Floor Accommodation

### Landing

Providing access to all bedrooms and having a central heating radiator and loft access.

### Bedroom One

Dual aspect double bedroom with two sets of quality built in wardrobes with drawers, two modern central heating radiators, front and rear facing double glazed windows and coving to the ceiling.

### En-Suite

Fitted with a three piece suite comprising bath, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, useful built in storage, heated towel rail and tiling to the walls and floor.

### Bedroom Two

Double bedroom benefitting from front and side facing double glazed windows, central heating radiator and coving to the ceiling.

### En-Suite

Fitted with a walk in shower, vanity wash hand basin and wc. Side facing double glazed window, recessed lights, heated towel rail, part tiled walls and flooring.

### Bedroom Three

Double bedroom with side and rear facing double glazed windows, modern radiator and coving to the ceiling.

### Bedroom Four

Single bedroom or study with side facing double glazed window, central heating radiator and coving to the ceiling.

### Bathroom

Stylish family bathroom fitted with a three piece suite comprising bath, vanity wash hand basin and wc. Useful built in storage, heated towel rail, recessed lights and rear facing double glazed window with obscure glass.

### External

The gardens to the property are walled and have a private aspect to the rear. The pedestrian gate to the front elevation leads into the lawned garden with well stocked borders, established trees and red robin laurel hedging. Wrought iron gates give access to the side and rear elevations where there is a block paved driveway and detached brick built garage with power and lighting connected. The attractive rear garden is well thought out with designated paved seating areas, grassed lawn and a wonderful array of colourful plants and shrubs. Benefitting from a greenhouse with water and power supply plus a useful brick built garden store with power and light connected. External lighting, water supply and screened LPG tank.

### Double Garage

Double garage with an electric roll door, power and light connected. Storage to the eaves and a workshop area to the rear. Solar panels are located to the roof of the garage, these are owned by the vendor.

### Utilities

Mains electric, water and drainage. Heating provided by LPG. Solar panels to the garage roof are owned but not connected to the house.



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welcome to

## Candletree Cottage Station Road, Misson Doncaster

- Immaculate Detached House
- High Standard of Finish and Quality Fittings
- Two Reception Rooms and Garden Room
- Four Bedrooms
- Two En-suites and a Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £530,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108219 - 0003

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