

Leasehold

Asking Price: £230,000

High Street, Austerfield, Doncaster,
South Yorkshire, DN10



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CHARACTER, STYLE AND LOCATION! QUIRKY BARN CONVERSION, IMPECCABLE STANDARDS THROUGHOUT, VILLAGE LOCATION, HOP, SKIP AND A JUMP TO BAWTRY!

Forming part of a large barn conversion circa 2004 a beautiful and characterful mews cottage which offers versatile accommodation within this highly regarded village location. Including central heating and double glazing, large integral garage and further on road parking the principal rooms are located over two floors with additional attic rooms to the top floor. With lovely views to rear towards the historic Norman church and with open country side all around this superb setting is something of and dog walkers paradise yet within a miles walk or very short drive of the thriving Bawtry centre. Dining kitchen with appliances to the ground floor with landing/dining area, living room with Scandinavian log burner, two bedrooms and bathroom to the first floor. Character features abound including beams, stone sills, oak flooring and cathedral window to the front. Quirkiness in abundance within this absolute must view home!

Dining Kitchen 4.46 x 3.38. (Measurements excluding staircase area)

With a range of fitted units with oak effect work surfaces, one and a half bowl sink with mixer tap, tiling to the sink and work surface area, four ring gas hob and integrated electric fan oven. Part oak and part vinyl floor, plumbing for washer and dishwasher, rear window and under stairs storage. There are stairs rising to the first floor and stable door leading to the garage.

Landing/Dining Area 3.42 x 3.26. A large landing with pitched ceiling, cathedral window to the front and oak floor. The landing is currently used as a breakfast/dining area.

Living Room 5.50 x 4.54. (Maximum measurements)

A beautiful living room the focal point being the Scandinavian log burning stove. Front and side windows with shutters, oak floor, pitched ceiling with beams and staircase rising to the attic rooms.

Bedroom One 3.48 x 3.36. With rear shuttered window and full length fitted wardrobes to one wall.

Bedroom Two 3.42 x 2.06. (Minimum measurements excluding door recess)

With rear shuttered window.

Bathroom 3.14 x 2.02. Very well appointed with suite in white comprising wc, wash basin, free standing bath with station mixer shower and shower enclosure with monsoon head shower and separate hand attachment. Bathroom cabinet, oak floor, towel rail/radiator and window to the front.

Attic Room One 3.48 x 1.41. With eaves storage and access to the second attic room.

Attic Room Two 3.53 x 2.30. With eaves storage and rear Velux window.

Outside There are no formal gardens although ample countryside within the immediate vicinity.

Garage 5.50 x 4.40. (Maximum measurements)

A large garage with automated entry door, light, power and access door to the dining kitchen.

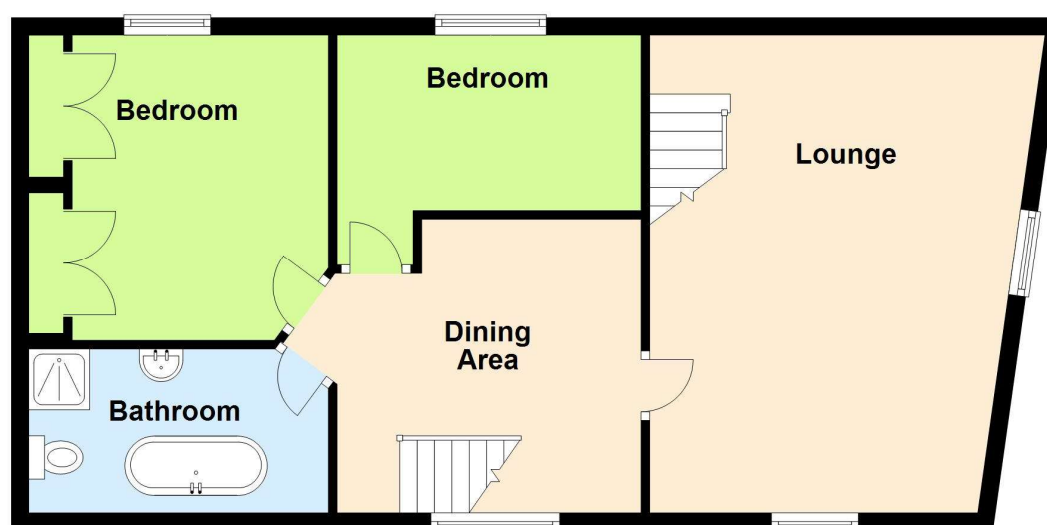


- Character barn conversion
- First timers and professional couples
- Central heating and double glazing
- Large integral garage
- High standards throughout
- Ideal commuter base
- Village location with countryside all around

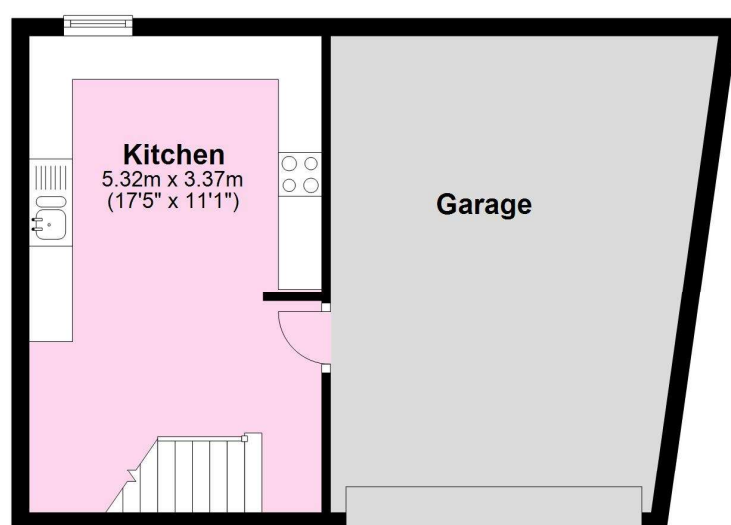
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

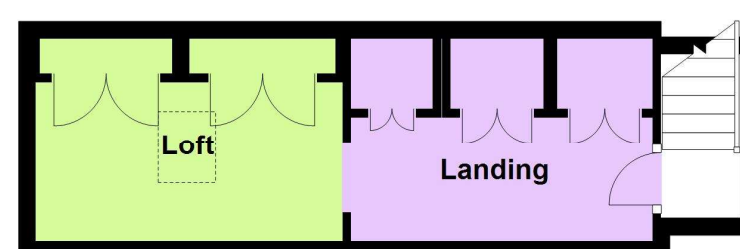
First Floor



Ground Floor



Second Floor



Total area: approx. 121.7 sq. metres (1310.2 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.