



## Cutter Lane, Doncaster, Yorkshire

Excellent access to the motorway network | 10 year warranty still valid | Large living room on the rear of the property and a second reception room. Ideal for a home office or playroom. | 4 double bedrooms with an ensuite to the master bedroom. | Private driveway and single garage .

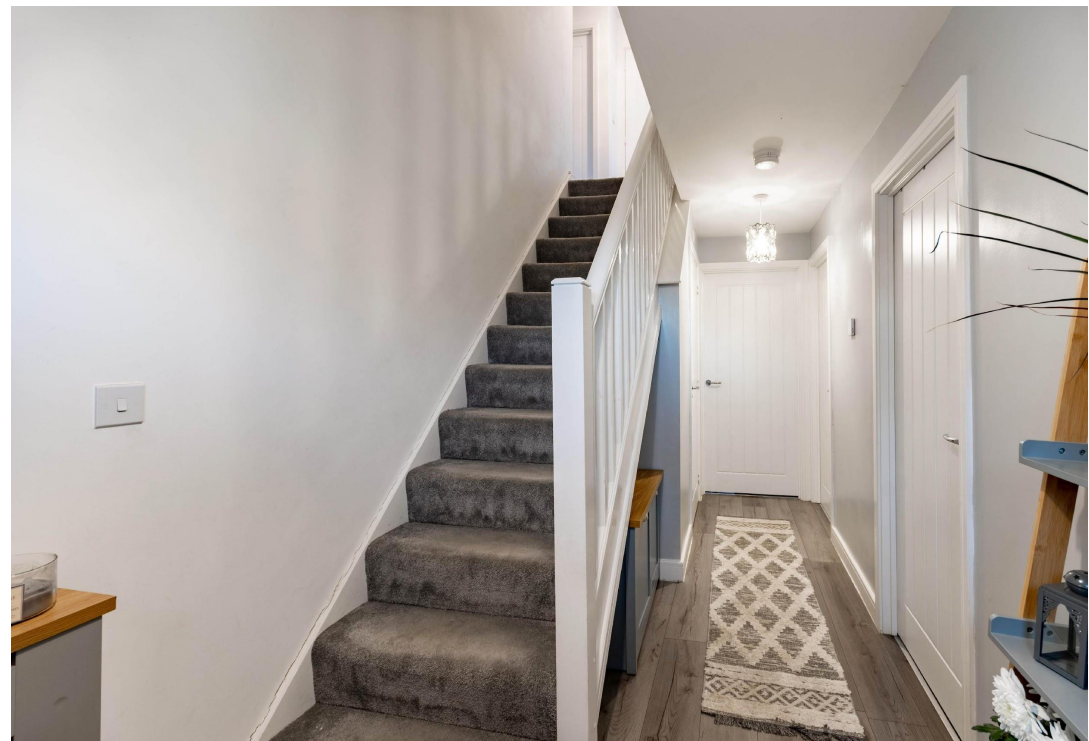
Asking Price: **£280,000 (Guide Price)**

**KW LEEDS**  
KELLERWILLIAMS.

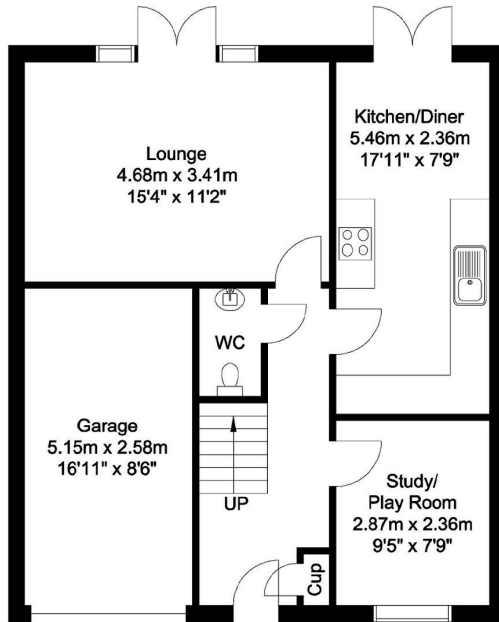
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This wonderful home has everything a family could want. As you walk through the front door into the welcoming hall, you immediately feel at home. With stylish and practical flooring throughout this home is ready to move into and has a light and modern feel. Off the entrance hall to the right, you have space for a home office which could also be used as a children's playroom. There is also a handy WC before reaching the Kitchen/diner that is certainly the heart of this home. Ample worktop space to create the family dinners to share around the dining table. Integrated appliances include a fridge, freezer, Dishwasher and Washing machine double electric oven and Gas hob. The kitchen French doors lead onto the garden which is a fenced in safe space for the children to play while you keep an eye on them having fun. To complete the downstairs, you have the main living room that is at the end of the hallway. The living room still looks like it has stepped out of a magazine. Double doors in this room fill it with natural light and give you access to the enclosed garden. The first floor is home to four double bedrooms. The master bedroom is at the front of the house and is such an impressive size, with two windows providing natural light. The built in wardrobes providing essential storage. The ensuite to the master has a shower and light colour tiles. Next to the master bedroom is the fourth bedroom which is a very comfortable size. With two other double rooms on the other side of the landing and one already fit for a princess. The main bathroom has a shower and glass screen and has been finished off with the same light tiles as the ensuite. Parking is provided by a single garage with a driveway for two cars. More about the location..... Situated on a new development, in the village of Rossington which is steeped in history. There are remains of both a Roman fort and Roman pottery kilns in the area. The name Rossington translates from the old Anglo-Saxon name of 'Farm on the Moor'. In later times, Rossington housed a small village and both Rossington Hall and Shooters Hill Hall. Until the reign of Henry VII, the Rossington area was in Nottinghamshire as the River Torne was part of the boundary between Yorkshire and Nottinghamshire. After the colliery closed, Rossington saw the building of large levels of new, private housing, particularly around the "Old Village", raising the village's affluence. Locally, the village is known as "Old Village" and "New Village" but local estate agents use the term "Old Rossington" when actually referring to The Original village of Rossington. The village has several schools, including: St. Michael's CE Primary School; St. Joseph's RC Primary School; Tornedale Infant School; Pheasant Bank Junior School; Grange Lane Infant School; and Rossington All Saints Academy. Doncaster is home to several golf courses and the popular Yorkshire wildlife park is only a few miles away. Doncaster is proud to have gained city status and is famous for its racecourse and regular events. In the village are various takeaways, a wine bar, pubs and a growing market takes place every Friday supported by the whole community. We cannot wait to welcome you.

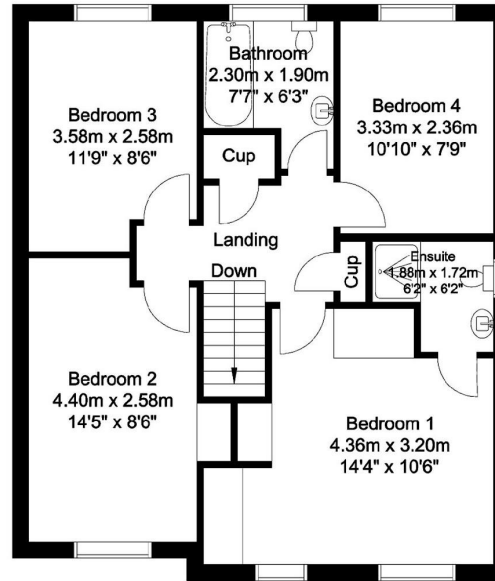




Ground Floor  
60 sq m/645.83 sq ft  
Approx.



First Floor  
59 sq m/635.07 sq ft  
Approx.



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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