



Littleworth Lane, Rossington, Doncaster, South Yorkshire

1800's character cottage in a desirable area. | off road parking for 2 cars | open plan kitchen diner and living room | Easy location for the motorway network. | 2 large double bedrooms

Asking Price: **£140,000 (Offers Over)**

KW LEEDS
KELLERWILLIAMS.

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DESCRIPTION

An idyllic 2-bedroom cottage perfect for a single person, young professional or small family. Built in 1813' this is steeped in local history and originally was in one of Rossington's smaller hamlets called Lirtlewoth. The area of Lirtlewoth is mentioned in the Domesday book. The home has been lovingly kept and extended over the years. A welcoming spacious porch/mud room has a fantastic impact on entering the cottage. There is a large cloakroom area to tidy your outdoor clothes and a separate surprisingly spacious storage room/ utility room off the hallway. The living area is decorated in keeping with the style and age of the property with Oak floor and feature fireplace which is currently a storage space but easily converted back to an open chimney or a modern log burner. The living space have been zoned for the family's needs with a home office space and a large dining room area where you can also entertain while the chef of the house cooks for family and friends alike. The kitchen has ample worktops for preparing food and has a built-in dishwasher, electric oven and 5 ring Gas hob, A large pantry creates more storage for a tall fridge/freezer and larder. The sink overlooks the rear of the property where there is parking for the neighbouring property. Upstairs is the main bathroom and 2 larger than average double bedrooms both traditional and characterful with the angled ceilings. It rare for such a property to come to the market and we are sure it will be a popular one to view.





Energy Performance Certificate

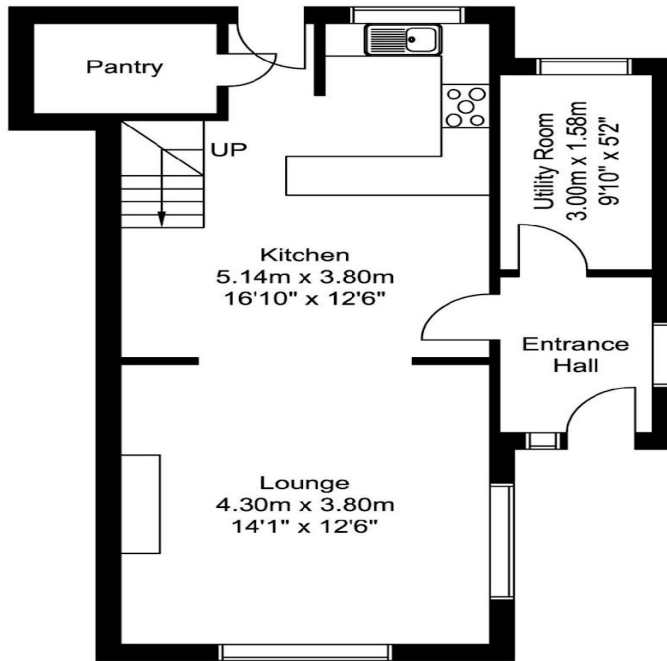
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	86
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

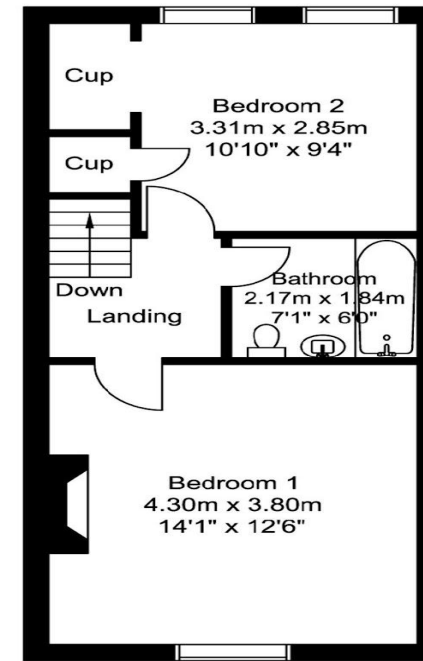
DISCLAIMER

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.

Ground Floor
47 sq m/505.90 sq ft
Approx.



First Floor
36 sq m/387.50 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2023

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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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🕒 **OPENING HOURS**

None