



## Gattison Lane, Rossington ,Doncaster, South Yorkshire

Stunning kitchen design | Off street parking | cosy lounge leading into the conservatory | 3rd bedroom in the attic space | Enclosed rear garden | close to schools and local amenities

Asking Price: **£150,000 (Offers Over)**

**KWENERGISE**

# Gattison Lane, Rossington ,Doncaster, South Yorkshire

## Charming First-Time Buyer's Dream Home

Welcome to your perfect first home, not to be missed **This delightful property boasts:**

- **Welcoming Entrance Porch & Hallway:** Step into a warm and inviting entrance, where you'll find a cleverly designed space under the stairs, perfect for your home office or study area.
- **Stunning Designer Kitchen:** Prepare meals in a modern kitchen that's both functional and beautiful with its stunning Navy units . Ample storage, quality modern appliances, and impeccable design await you to cook up fabulous meals.
- **Cosy Living Room:** Unwind in a comfortable living room designed for relaxation. Enjoy quality time with family and friends in this inviting space a SMEG fire will keep you warm as the nights draw in.
- **Bright Conservatory:** Flow seamlessly from the living room into the bright conservatory, offering a connection to the enclosed rear garden. Perfect for enjoying the outdoors from the comfort of your home.
- **Patio Seating Area:** Entertain or relax in style on your private patio seating area within the enclosed garden.
- **Large Family Bathroom:** Start and end your day in the spacious family bathroom, and unwind in the bath with a glass of wine! •

**Two Double Bedrooms:** The first floor features two generously sized double bedrooms, providing ample space for your family or guests.

- **Converted Attic Room:** Ascend the stairs to discover the converted attic room, a versatile space that can be tailored to your needs – whether it's an extra bedroom, home office, or a cosy retreat.

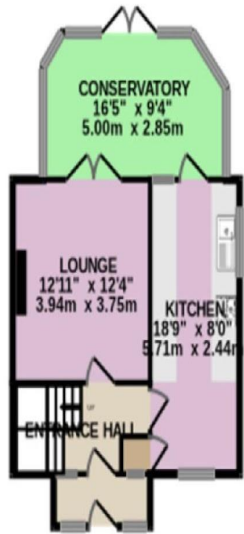
This charming home offers the perfect blend of style and functionality, making it an ideal choice for first-time buyers. Don't miss the opportunity to make it your own. Schedule a viewing today to experience the charm of this property in person.

Sue- Wragg Keller Williams

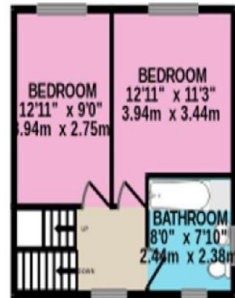




GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & 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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