

**TO LET**



**Front Row Cottages, Littleworth Lane**  
**£725 pcm**

  
**MARTIN&CO**



## Front Row Cottages, Littleworth Lane

Mid Terraced House,  
2 bedroom, 1 bathroom

£725 pcm

Date available: Available Now

Deposit: £836.53

Unfurnished

Council Tax band: A

- Mid-Terraced.
- Two Bedrooms.
- Modern Kitchen.
- Off Road Parking.
- Close to Local Amenities.
- Family Bathroom.
- Excellent Transport Links.



Martin&Co are pleased to present this wonderful two bedroom mid-cottage situated in Rossington. Briefly comprising of a Living Room, Kitchen, Family Bathroom on the ground floor. A double bedroom and single bedroom on the first floor. Also benefits from off road parking. Call now to arrange a viewing!

**LIVING ROOM** 15' 8" x 14' 4" (4.78m x 4.37m) A spacious front facing living room with log burner.

**KITCHEN** 6' 3" x 13' 11" (1.91m x 4.24m) With a range of pale green wall and base units complimented with wood effect worktops. Also benefits from an Electric Oven, Hob and Extractor fan. There is also plumbing for a Washing Machine.

**BATHROOM** 8' 9" x 5' 0" (2.67m x 1.52m) A family bathroom fitted with white three piece suite and separate shower unit.

**BEDROOM** 12' 8" x 14' 3" (3.86m x 4.34m) A generous sized double bedroom situated on the first floor.

**BEDROOM** 6' 4" x 8' 7" (1.93m x 2.62m) A single bedroom situated on the first floor.

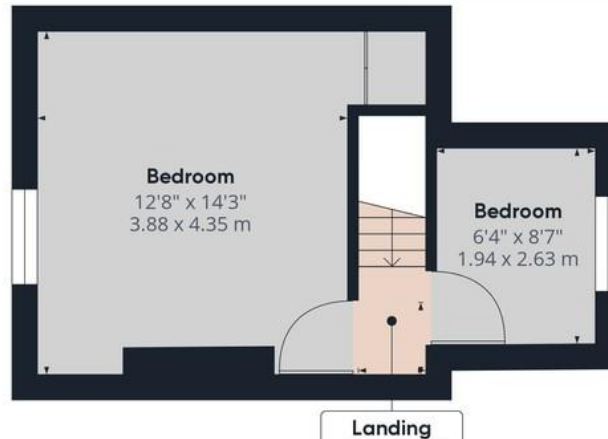


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Ground Floor



Approximate total area<sup>(1)</sup>

638.78 ft<sup>2</sup>  
59.34 m<sup>2</sup>

Reduced headroom

16.23 ft<sup>2</sup>  
1.51 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.