



Regent Grove, Rossington,

Perfect starter home with three bedrooms, offering space and potential for personalisation. | Features a welcoming porch and hallway, a cosy dining room, and a comfortable lounge leading to the kitchen. | Two double bedrooms and a single bedroom, ideal for a growing family, home office, or guest room. | Expansive outdoor space with a shed for storage, perfect for gardening or future improvements. | Situated in a friendly neighbourhood with easy access to local shops, schools, and transport links, ideal for young families or first time buyers.

Guide Price: £140,000 - £150,000

W PLUS
ELLERWILLIAMS

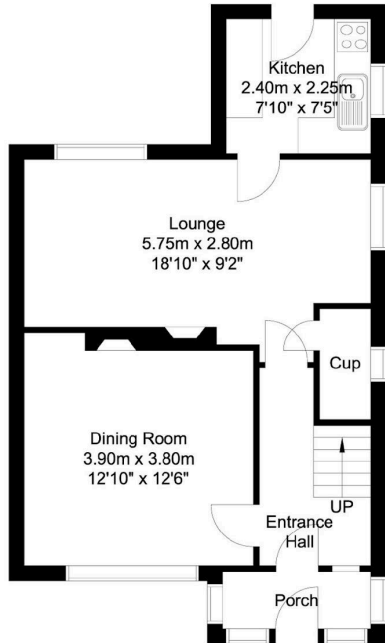
Regent Grove, Rossington, DN11 0

Welcome to this delightful property, a true gem that has been cherished by its previous owners for many years. This is a fantastic opportunity for first-time buyers looking to put their own stamp on a home! Step into the property through the spacious porch and hallway, which creates a warm and welcoming entry. To the left, you'll find the dining room/2nd reception room —a cosy space perfect for family meals or entertaining. Continuing straight ahead, you're greeted by the lounge, a comfortable living area with access to the adjoining kitchen, offering practicality and room for meal preparation. Upstairs, the home features two well-sized double bedrooms, providing plenty of space for relaxation, as well as a single bedroom, ideal as a home office, guest room, or nursery. The bathroom, along with a separate toilet, adds convenience for busy mornings. Outside, the large rear garden is perfect for outdoor activities or simply enjoying the sunshine. A useful shed offers additional storage space, while the garden itself provides plenty of potential for landscaping or future improvements. This home is ideal for first-time buyers looking to add your personal touch and settle down in a welcoming community. This property is perfect for those who value the peace and convenience of nearby shops, schools including primary options like St. Joseph's Catholic Primary School and Bawtry Mayflower Primary School, as well as secondary schools such as Doncaster College and The McAuley Catholic High School, ensuring quality education is within easy reach. Transport connections are within easy access to the A1(M) motorway, facilitating quick commutes to nearby cities such as Doncaster, Worksop, and Sheffield. Regular bus services also connect you to local towns and amenities, making public transport a viable option, this property combines the benefits of suburban living with excellent accessibility, making it a fantastic choice for young families or first-time buyers.

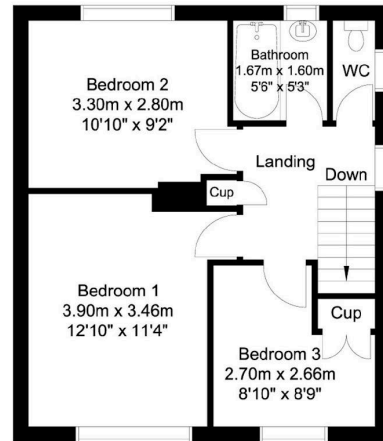




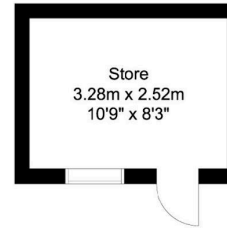
Ground Floor
47 sq m/505.90 sq ft
Approx.



First Floor
39 sq m/419.79 sq ft
Approx.



Outbuilding
8 sq m/86.11 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.



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.

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 @2024

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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