

## Church Meadow Road, Rossington, DN11 0

Well equipped kitchen featuring high-quality, integrated appliances for convenience, generous counter space for meal prep and cooking and modern, sleek cabinetry with ample storage | Beautiful bathroom suite features spacious walk-in shower with large glass enclosure, modern tiling for a clean, sophisticated look and easy-to-maintain surfaces for effortless cleaning. | Two double bedrooms and a single bedroom, ideal for home office or dressing room. | Rear garden features low maintenance artificial grass, side garage for extra storage or additional parking. South facing garden perfect to soak up the rays on sunny days. | This property is within walking distance to schools, including St Michael's CofE Primary & St Joseph's Catholic Primary, also nearby supermarkets (Lidl, Asda, Co-op)

Asking Price: **£190,000 (Guide Price)**

**KW PLUS**  
KELLERWILLIAMS

# Church Meadow Road, Rossington, DN11 0

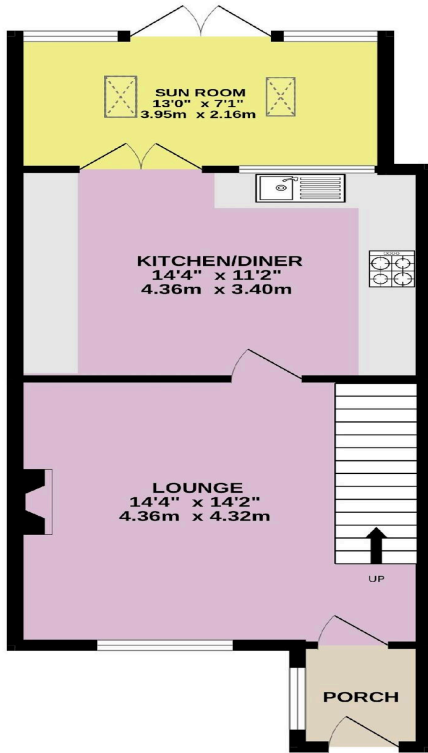
## DESCRIPTION

\*\*\*\* GUIDE PRICE £190,000 - £200,000 \*\*\*\* This inviting 3-bedroom semi-detached home, situated in the sought-after area of Rossington, offers comfortable living in a peaceful, friendly Estate. Upon entering, you are welcomed by an inviting porch leading into a cosy lounge featuring an electric fire—perfect for relaxing evenings. The well-equipped and spacious kitchen offers ample room for cooking and entertaining, with an additional reception room beyond, ideal as a playroom or dining area, featuring patio doors that open onto the rear garden. Upstairs, the property boasts two generously sized double bedrooms, both filled with natural light, and a single bedroom, perfect for a child's room or a home office. The modern bathroom is beautifully finished with a large walk-in shower. Outside, the home benefits from off-road parking, a side garage with electricity—great for storage or additional parking—and a low-maintenance rear garden with artificial grass, ensuring a lush, green space year-round. The garden is south-facing, ideal for those who love soaking up the sun. For added peace of mind, the property includes secure gates and an installed house alarm. Located in a quiet area, this property is within walking distance to local schools, including St Michael's CofE Primary and St Joseph's Catholic Primary, as well as nearby supermarkets (Lidl, Asda, Co-op), a village pub, and a charming coffee shop. Families and nature lovers will enjoy the nearby Brodsworth Estate park and nature walks, perfect for leisurely strolls or dog walking. This home offers the perfect balance of modern living and peaceful surroundings—ideal for young families or couples looking to settle in Rossington.

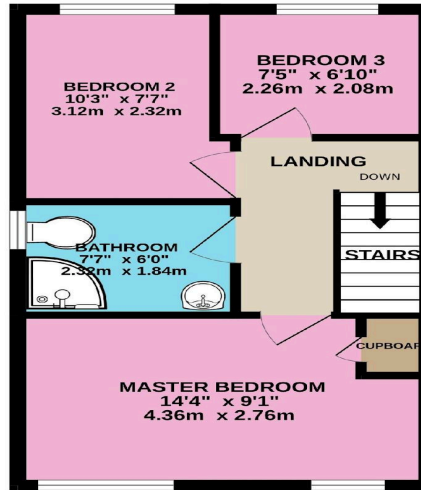




GROUND FLOOR  
479 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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.  
 Made with Metropix E2024

# 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>	70	82
(55-68) <b>D</b>		
(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.

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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