



Chapel Cottage, Main Street, West Stockwith, South Yorkshire. DN10 4HB

- A CHARMING DETACHED VILLAGE COTTAGE
- SPACIOUS ACCOMMODATION OVER 3 FLOORS
- CENTRAL OAK FITTED DINING KITCHEN
- 2 EXCELLENT RECEPTION ROOMS
- 4 GENEROUS BEDROOMS
- DRIVEWAY & GARAGING TO THE REAR
- PRIVATE REAR GARDEN
- VIEWS OVER THE RIVER TRENT
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

**** CIRCA 1600 SQ FT ** DRIVEWAY & GARAGING TO THE REAR **** A charming, render finished, detached village cottage offering superbly presented and deceptively spacious accommodation that is thought ideal for a family with an enclosed rear garden and stunning river views. The accommodation being arranged over 3 floors comprises, front reception hallway with a useful store cupboard and cloakroom, front sitting room, central oak fitted dining kitchen with a rear entrance/utility and internal 'French' doors to a spacious rear living room. The first floor provides 3 generous bedrooms and a family bathroom with a central landing that provides a fixed staircase to a large fourth bedroom. The rear allows parking for numerous vehicles along with a detached garage. Gardens are principally lawned enjoying mature borders and planted fruit trees with gated access to the river bank. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing of this fine home comes with the agents highest of recommendations. View via our Gainsborough office.



ROOM DESCRIPTIONS

RECEPTION ENTRANCE HALLWAY

2.25m x 3.68m (7' 5" x 12' 1"). With front uPVC double glazed entrance door with patterned leaded glazing and adjoining window, double wall light, traditional straight flight staircase leads to the first floor accommodation with open spell balustrading with matching newel posts, fitted useful storage cupboard with front uPVC double glazed window.

CLOAKROOM

Enjoys a two piece suite comprising low flush WC, wall mounted wash hand basin with tiled splash back and laminate flooring.

FRONT SITTING ROOM

4.39m x 3.67m (14' 5" x 12' 0"). With front uPVC double glazed window, tiled fireplace with wooden surround and mantel with adjoining storage cabinets to either side.

FEATURE CENTRAL DINING KITCHEN

6.87m x 2.77m (22' 6" x 9' 1"). With rear uPVC double glazed, internal French glazed doors lead into the rear living room and stable style door lead to the rear entrance/utility. The kitchen enjoys an extensive range of bespoke fitted shaker style matching low level units, drawer units and wall units with button pull handles and two wall units having glazed fronts with internal glass shelving, a complementary high gloss patterned rolled edge working top surface with space for a range cooker and overhead broad canopied extractor, feature inset Belfast ceramic sink unit with butcher block surround and block mixer tap, tiled flooring.

PLEASANT REAR LIVING ROOM

3.2m x 6.18m (10' 6" x 20' 3"). Enjoying a multi aspect with side uPVC double glazed window and twin rear arched top uPVC double glazed window with views across the garden, TV point and a large walk in storage cupboard.

REAR ENTRANCE / UTILITY

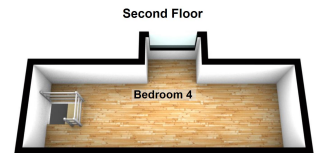
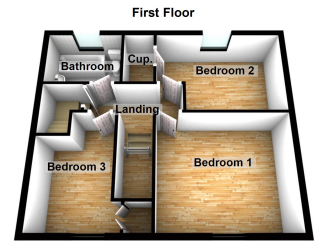
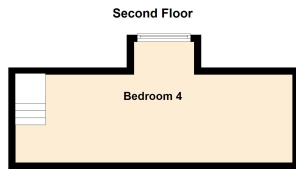
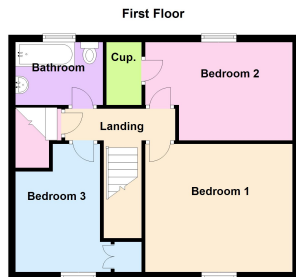
1.63m x 2.8m (5' 4" x 9' 2"). Enjoying a dual aspect with side and rear uPVC double glazed windows, side uPVC double glazed entrance door with patterned glazing, tiled flooring, patterned tiled worktop with plumbing and space for an automatic washing machine and dryer and space for an upright fridge freezer.

FIRST FLOOR LANDING

Access door with staircase to the second floor



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Gainsborough
 Marshalls Yard, Gainsborough, DN21 2NA
 01427 339200
 Gainsborough@paul-fox.com