



**Winners Cottage Stable Yard, Wiseton, Doncaster, Nottinghamshire, DN10 5AE**  
**£850 Per Calendar Month**

**\*\*DEPOSIT GUARANTEE SCHEME OPTION\*\*** Available from end of July/start of September is this two bedroom terrace cottage situated in a unique location:- Grade II listed Stable Yard in the magnificent grounds of Wiseton Stables! Offering peaceful and rural surroundings for those looking for a quaint home. The communal court yard provides ample parking and access to the stables. With Wiseton Cricket Club nearby and also a short 10 minute drive to Bawtry and Everton, Doncaster to access further amenities.

Call Merryweathers to arrange your viewing, which is a must to truly appreciate this fantastic property!



## Wc/Utility Room



With base units and inset stainless steel sink, radiator, plumbing for washing machine, uPVC window and door

## Kitchen



Including a range of contemporary cream wall & base units with ample worktop surface, inset stainless steel sink unit with mixer taps, integrated oven and electric hob with extractor above. Decorated neutrally with part tiled walls. Offering plumbing & recess for under counter fridge.

## Lounge

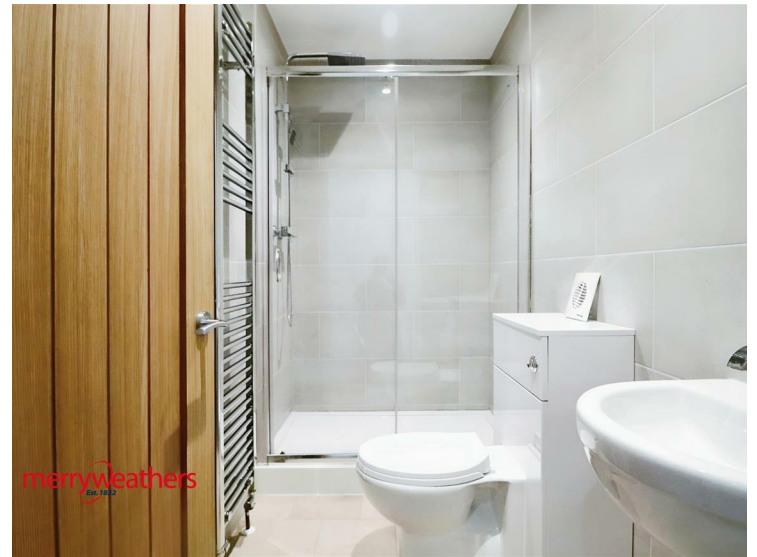


A spacious lounge, neutrally decorated with plush carpets, radiator, Tv and telephone points. Including stairs rising to the first floor.

## Landing

Providing access to:-

## Bathroom



The family bathroom which consists of a three piece modern white suite:- pedestal hand wash basin, low level WC and walk in shower with tiling to walls and including an extractor fan and heated towel rail.

## Bedroom One



This double, front facing bedroom with original beams comprising a radiator, casement window and a built in cupboard with access to the water tank that can also be used for storage.

## Bedroom Two



Rear facing bedroom with casement window, neutral décor, radiator and carpets.

## Tenancy Information

Rent: £850.00 + £130 Biomass fuel & water charge (invoiced separately by the landlord)

Deposit: £980.00 or Reposit (Deposit Guarantee Scheme)

Holding Deposit: £196.00

Council Tax Band: B

EPC Rating: C

Restrictions: N/A

Property type: Mid Terrace House

Parking type: Off road

## Service/Utility Fees

Biomass Fuel & Water Fee: £130 PCM

Invoiced separately by the landlord.

- Grade II Listed Stable Block
- Viewing Is A Must
- Superb Countryside Location

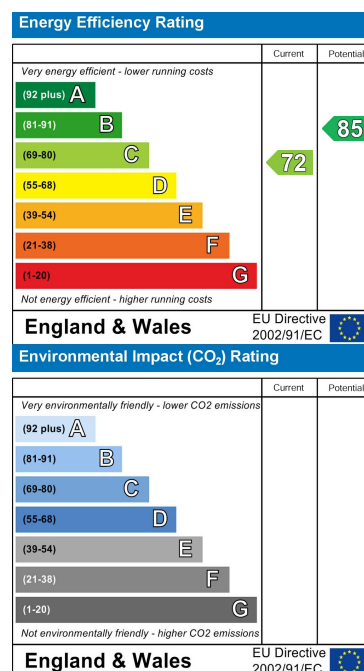
- Ample Off Street Parking
- Modern Cottage
- Deposit Guarantee Scheme Option



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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