



## Chapel Cottage, 19 Mangham Lane

Tickhill, Doncaster, DN11 9JH

**Guide Price £340,000**

A beautiful appointed and deceptively spacious three bedroom detached cottage ideally located within walking distance of Tickhill centre. The property in brief comprises; entrance hallway, office, utility room, cloaks/WC, stunning open plan kitchen/dining room, formal lounge, three good sized bedrooms and contemporary family bathroom. Outside; electric double gates give access to a block paved courtyard enclosed within walled boundaries giving a high degree of privacy and allowing ample off road parking and garage. This recently renovated family property offers immaculately presented, versatile accommodation with low maintenance garden and must be viewed to be appreciated.

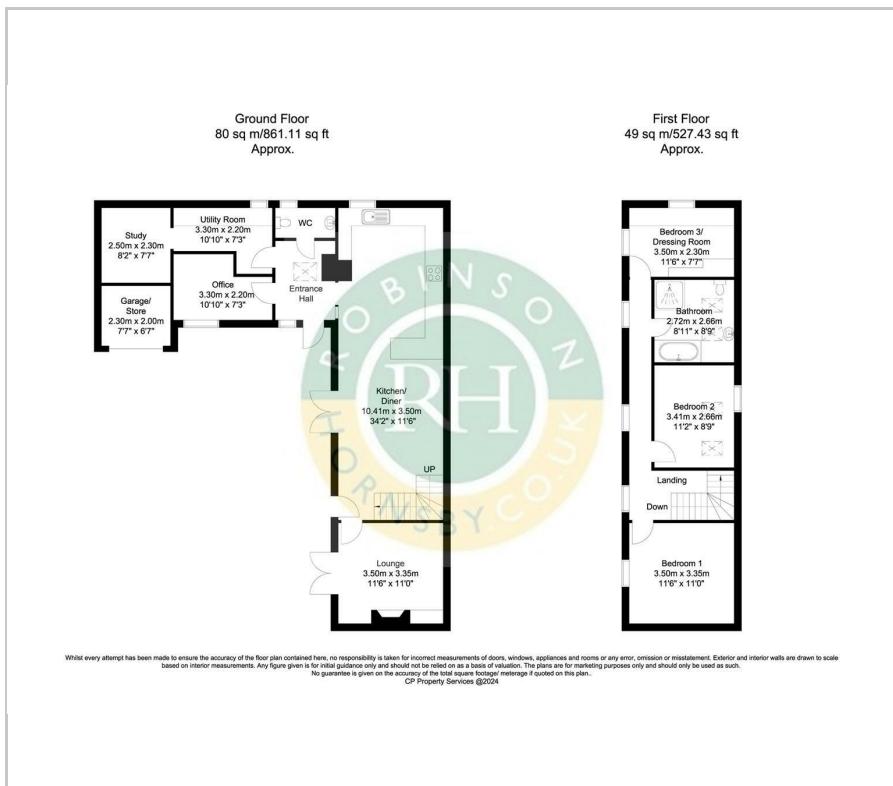
- Detached cottage
- Three good sized bedrooms
- Office and utility room
- Stunning open plan kitchen/dining room
- Separate lounge
- Contemporary family bathroom
- Enclosed courtyard to rear
- Ample off road parking and garage
- Beautifully appointed and recently renovated throughout
- Must be viewed

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
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