



Lindrick Road Woodsetts, S81 8RD

A substantial detached 1770's built stone cottage set in the heart of Woodsetts village, offering character and charm throughout with original beams fitted. This property is one of a kind home steeped with history and was originally two cottages before and is the oldest cottage in the village. Being close to local amenities, country walks and access to the M1, M18 and A1. In brief the property comprises a fitted kitchen with a side facing entrance door, lounge/ diner which is separated by a beautiful fire place with a log burner, rear entrance porch and access to the garage to the ground floor. To the first floor are three bedrooms and a family bathroom suite. To the outside is an enclosed private garden with flowers, trees and shrub borders, summer house and a garage. The property is set up on a private lane shared amongst four other houses and is selling with no upward chain! Only by viewing will you fully appreciate all this property has to offer.

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Ground Floor - Kitchen - 4.77 x 4.54 (15'7" x 14'10") - With a range of wall and base units, roll top work surfaces incorporating sink and drainer, a range cooker, plumbing for a washing machine, wine rack, plumbing for a dish washer, splash back tiles, tiled flooring, power points, central heating radiator, original beams fitted, space for a dining table, stairs leading to the first floor, original doors fitted into the lounge, side facing entrance door, a side and front facing double glazed window. Lounge/Diner - 7.20 x 4.54 (23'7" x 14'10") - With two side facing double glazed windows with stone window sills, power points, TV point, central heating radiator, original beams fitted. This room is separated by a beautiful brick fire place with a log burner and offers character and charm throughout. Rear Porch - With a rear facing entrance door, a side facing double glazed window and a door leading into the garage. Garage - With up and over door, power and light. First Floor - Bedroom One - 4.77 x 4.54 (15'7" x 14'10") - A generous size bedroom with front and side facing double glazed windows, power points, central heating radiator. Bedroom Two - 4.14 x 3.36 (13'6" x 11'0") - A double bedroom with a side facing double glazed window, power points, central heating radiator and a loft hatch. Bedroom Three - 2.96 x 2.22 (9'8" x 7'3") - With a side facing double glazed window, power points, alcove to one side of the wall, central heating radiator and a built in storage cupboard. Bathroom - A fully tiled three piece suite comprising of a panelled bath with shower attachment above, wash hand vanity unit, low flush w/c, central heating radiator, original doors fitted and a rear facing double glazed obscure window. Exterior - To the front of the property is a secured gated access to access the property. To the side of the property is a private lane shared amongst 4 other properties. This also gives access into the garage for parking. Once you have entered the property it offers a well maintained garden with a paved patio with beautiful flowers, trees, shrub borders, brick built wall surround, outside tap, dustbin storage, a front and rear facing access gate and a fantastic summer house. To the rear is also flowers and shrub borders to the private lane of the property, which is currently maintained by the current owner.

BASE INFORMATION:

Rooms	: 2
Bed	: 3
Bath	: 1

