



**1 Spring Cottages, Bridge Lane, Rawcliffe Bridge, DN14 8EQ  
£225,000**

**EPC: C**

**\*\*NO UPWARD CHAIN\*\*** Located on a private driveway on Sugar Mill Ponds is a row of 4 three storey town houses. This two bedroom end town house has the added benefit of a generous lawned garden to the side and parking for multiple vehicles as it's the far end plot. Offering fantastic panoramic views over the canal to the rear and open countryside beyond this property is a must view to appreciate the idyllic rural location and also the internal layout complimenting the rural views, as well as the high quality fixtures and fittings inside the property.

- \*\*NO UPWARD CHAIN\*\*
- Three storey end town house
- Two double bedrooms
- First floor lounge with panoramic views over the canal and fields beyond
- Located on a private road on Sugar Mill Ponds
- Generous lawned garden to the side
- Parking for multiple vehicles
- Idyllic rural location
- High quality internal fixtures and fittings
- Viewing highly recommended

#### DESCRIPTION

This three storey end town house incorporates central heating (underfloor heating to the ground floor) and double glazed windows and offer two bedroom accommodation comprising;

#### ENTRANCE HALL

7'10" x 4'0"

Composite entrance door. Stair way leading to the first floor. Oak flooring.

#### W.C.

3'10" x 4'7"

A modern white suite comprising a wash hand basin and low flush WC inset into a vanity unit with storage under. Tiled floor.

#### DINING KITCHEN

19'5" x 12'8" max.

A modern range of fitted base and wall units having oak worktops and matching upstands. The units incorporate a Belfast sink, a free standing double width oven with a stainless steel cooker hood over and a stainless steel splash back. Integrated dishwasher and fridge freezer. Under stairs storage cupboard. uPVC French doors to the rear.

#### UTILITY ROOM

6'9" x 6'10"

A fitted wall unit to match the kitchen with an oak worktop. The units incorporate a Belfast sink. Cupboard housing the hot water cylinder and gas central heating boiler.

#### FIRST FLOOR LANDING

5'11" x 10'9"

Airing cupboard. Stair way leading to the second floor.

#### LOUNGE

11'8" x 12'9" max.

uPVC French doors to the rear elevation with views over the canal. Feature log burner. One central heating radiator.

#### BATHROOM

6'5" x 10'7" max.

A modern white suite comprising a panelled bath with a tiled surround, a wash hand basin and a low flush WC inset into a vanity unit with storage under. Shower cubicle with a mains fed shower and tiled interior. Tiled floor. Chrome heated towel rail.

#### SECOND FLOOR LANDING

6'4" x 11'5" max.

Loft access.

#### BEDROOM ONE

12'6" x 12'9" max.

To the rear elevation with panoramic views over the canal and beyond over open countryside. One central heating radiator.

#### BEDROOM TWO

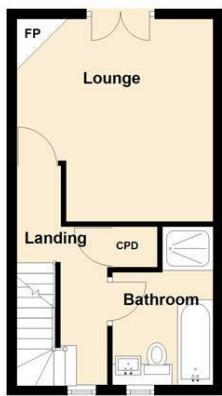
10'7" x 9'6"

To the front elevation. Over stairs storage cupboard. One central heating radiator.

#### OUTSIDE

To the front of the property there is a gravelled parking area designated for No1 which provides parking for multiple vehicles. Timber garden shed. To the side there is a generous lawned garden. To the rear of the property there is a paved seating area.

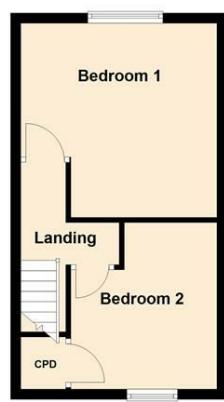
**First Floor**  
Approx. 27.9 sq. metres (300.4 sq. feet)



**Ground Floor**  
Approx. 32.4 sq. metres (349.3 sq. feet)



**Second Floor**  
Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

