



Pear Tree Cottage Manor Grove, DN5 7XN

**£350,000 Offers In Region Of
Tenure Freehold**

- South-Facing Garden
- Desirable Location
- Character Cottage
- Three Bedrooms
- Sunroom
- Move in Ready
- Integral garage

Welcome to this Amazing 3-Bedroom Semi-Detached Cottage in the Fabulous Village of Brodsworth

Discover this beautiful and move-in-ready cottage, located in the highly desirable village of Brodsworth, with the historic Brodsworth Hall just a short distance away.

Full of charm and character, this spacious 3-bedroom home offers a warm and welcoming lounge with a cosy log burner, a bright conservatory, and a modern kitchen with all integrated appliances.

Upstairs boasts three generous double bedrooms, including a lovely master with en-suite. Outside, you'll find a maintenance-free garden, perfect for relaxing with minimal upkeep, and an integral garage offering secure and convenient parking.

This is a stunning home that blends timeless cottage appeal with modern comfort—ready for you to move straight into. Don't miss out—book your viewing today!



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	