



Pear Tree Cottage Manor Grove, DN5 7XN

£300,000 GuidePrice

Tenure Freehold

- **South-Facing Garden**
- **Desirable Location**
- **Two minute drive to the A1 Motorway**
- **Character Cottage**
- **Three Bedrooms**
- **Sunroom**
- **Move in ready**
- **Integral garage**

Welcome to This Charming 3-Bedroom Semi-Detached Cottage in the Desirable Village of Brodsworth

Nestled in the picturesque and sought-after village of Brodsworth, just a stone's throw from the historic Brodsworth Hall, this beautifully presented cottage offers the perfect blend of character, space, and modern comfort.

Full of charm, the home features a warm and inviting lounge with a cosy log burner, a bright conservatory ideal for relaxing or entertaining, and a stylish modern kitchen complete with integrated appliances.

Upstairs, you'll find three generously sized double bedrooms, including a delightful master with its own en-suite. Outside, the low-maintenance garden provides the perfect spot to unwind, while the integral garage offers secure and convenient parking.

For families, there is the added benefit of a free council-provided bus service to local schools, offering extra convenience and peace of mind.

This move-in-ready property is a wonderful example of cottage living with contemporary touches.

Don't miss the opportunity to make it yours—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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	