



**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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	