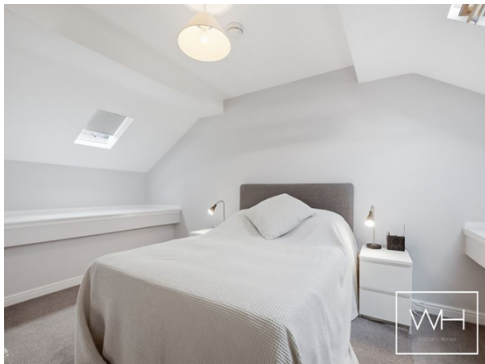
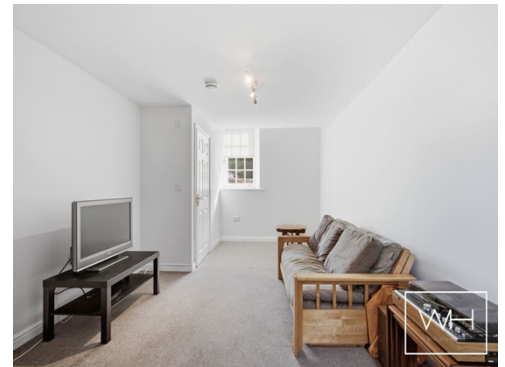




10 Stable Gardens , DN5 7LQ

**£220,000 GuidePrice
Tenure Freehold**

- Beautifully landscaped courtyard setting
- Separate reception room / optional third bedroom
- Two bathrooms
- Spacious open-plan kitchen, dining & living area
- One allocated parking space
- Freehold with

GUIDE PRICE £220,000–£240,000

A charming and versatile 2/3 bedroom, two-bathroom home, occupying a wonderful position within the beautifully landscaped courtyard setting of Stable Gardens, in the heart of sought-after Sprotbrough.

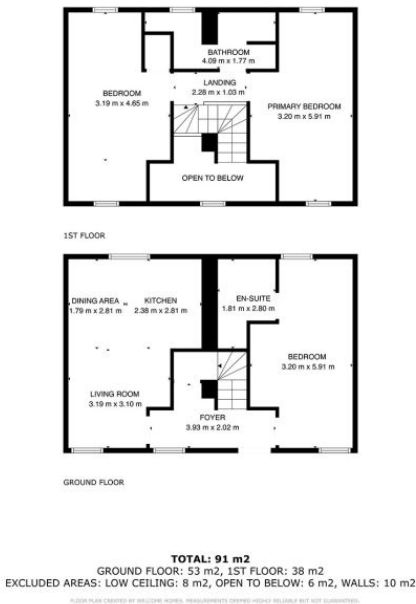
Offering something a little different, this attractive home combines a peaceful and characterful setting with spacious, flexible accommodation arranged over two floors.

The property is approached through the beautifully maintained communal gardens, where established planting, mature trees and landscaped pathways create an impressive sense of arrival and a lovely setting to come home to.

Stepping inside, you are welcomed by a striking vaulted entrance hallway, flooded with natural light from the rooflights above. The impressive ceiling height immediately creates a wonderful sense of space and character, setting the tone for the accommodation beyond.

The ground floor offers a generous open-plan kitchen, dining and living space, providing plenty of room for both everyday living and entertaining. A further separate reception room adds excellent versatility and could be utilised as a third bedroom, home office or additional living space, depending on the purchaser's needs. The remaining accommodation includes two generous bedrooms and two bathrooms, with plenty of natural light throughout and neutral décor providing an excellent opportunity for a new owner to add their own style.

The setting is undoubtedly one of the property's standout features. Stable Gardens enjoys a tucked-away courtyard feel while remaining perfectly positioned for everything Sprotbrough has to offer. Adding to the character and heritage of the development, the exterior of the stable block is Grade II listed, helping to preserve the distinctive appearance and historic charm of this unique setting.



Environmental Impact (CO ₂) Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			Very energy efficient - lower running costs		
(92- A			(92- A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	77	81
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	