



LINCOLN RALPH



# Mair Court, Moorgate, Rotherham, S60

Nestled away within a cul de sac on this sought after Moorgate development and offering great access to Rotherham town centre, M1 motorway network along Sheffield Parkway and the Meadowhall shopping complex. The accommodation briefly comprises an entrance vestibule, hallway, ground floor WC, spacious lounge, separate dining room, fitted kitchen, two utility rooms and storage room. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside off road parking is provided by a driveway and to the rear is a well appointed mature garden. Don't miss out! Call Lincoln Ralph today!

**Entrance Vestibule** Front facing double glazed entrance, tiling to the floor, side facing UPVC double glazed window and a door opens to a lobby.

**Lobby** Having wood effect laminate flooring and opening to the hallway.

**Hallway** Having wood effect laminate flooring, coving to the ceiling and doors lead to the WC, lounge and kitchen.

**WC** Fitted with a white low flush WC, wash hand basin, tiling to splashback height and a heated towel rail.

**Lounge** 5.98 x 3.26. A spacious room with a feature fire surround, marble effect hearth and back incorporating a living flame gas fire. There is a solid wood floor, coving to the ceiling, front facing UPVC double glazed window and a radiator, Double doors open to the dining room.

**Dining Room** 3.39 x 3.29. There is coming to the ceiling, solid wood floor and a radiator. Rear facing UPVC double glazed French doors open to the rear garden and a door opens to the kitchen.

**Kitchen** 4.69 x 2.56. Fitted with a range of wall mounted and base level units with roll edge work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring gas hob and electric over with extractor hood over, built in fridge along with tiling to splashback height. Having downlights to the ceiling two rear facing UPVC double glazed windows, wood effect laminate flooring and a door opens to the utility room.

**Utility 1** 2.68 x 1.57. Fitted with wall mounted and base level units with work surfaces and having plumbing for a dishwasher along with space for a fridge freezer. There is tiling to splashback height, side facing double glazed entrance door and a door opens to the second utility room.

**Utility 2** 2.84 x 2.64. A second utility room that is converted from part of the former integral garage and having plumbing for a washing machine. A door opens to the store room.

**Store Room** 2.63 x 2.29. A useful space converted from part of the former integral garage.

**Landing** Having loft access and a storage cupboard. Doors opens to the first floor bedrooms and bathroom.

**Master Bedroom** 4.14 x 3.83. Fitted with a range of wardrobes, two front facing UPVC double glazed windows and a radiator. A door opens to the en-suite shower room.

**Bedroom 2** 3.51 x 2.74. Rear facing UPVC double glazed window, fitted wardrobe, wood effect laminate flooring and a radiator.

**Bedroom 3** 3.20 x 2.75. Rear facing UPVC double glazed window, built in wardrobe, wood effect laminate flooring and a radiator.

**Bedroom 4** 2.98 x 2.31. Having a storage cupboard, front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Family Bathroom** Fitted with a cream suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. There is tiling to splashback height, side facing UPVC double glazed window and a radiator.

**Outside** The property enjoys a position within a cul de sac on this sought after development and has off road parking provided by a driveway. At the rear is a mature landscaped garden that is well appointed and is mainly laid to lawn with a feature flagged patio and a variety of shrubs.

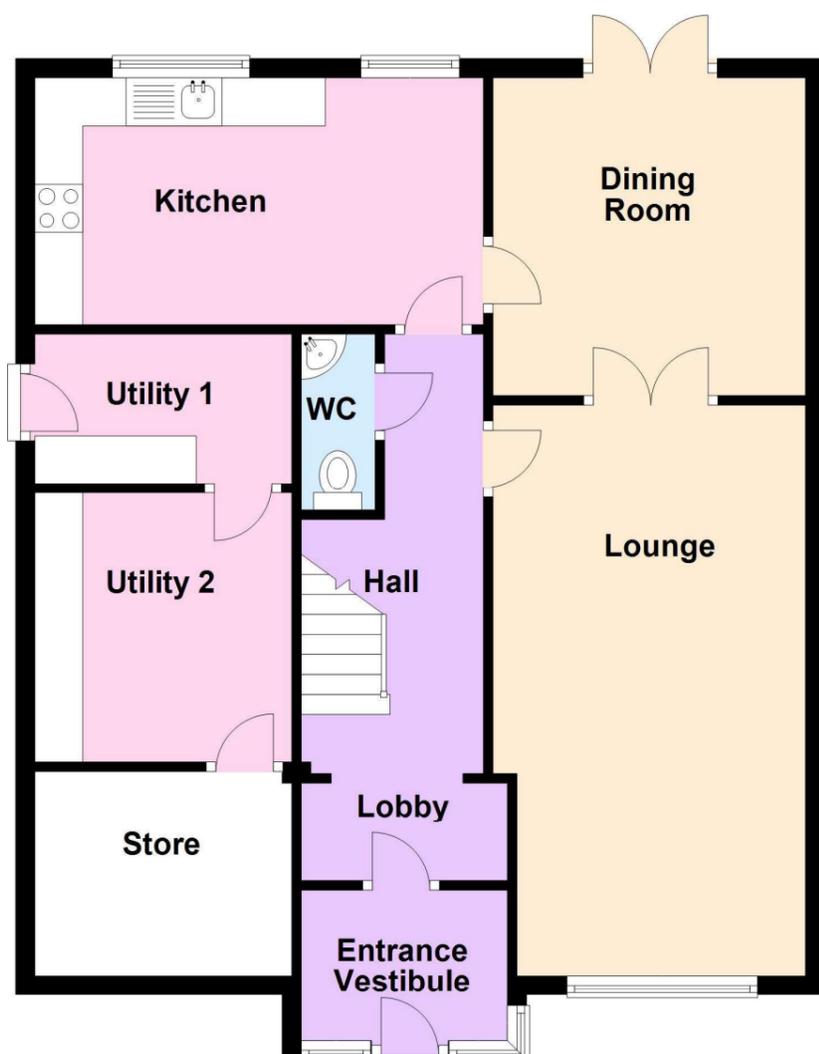


- Premier Moorgate location
- Cul de sac position
- Four bedroom detached family home
- Driveway
- Boasting two reception rooms
- Ideally located for M1/Sheffield Parkway
- Two utility rooms
- Call Lincoln Ralph today!

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor

