



LINCOLN RALPH



Lingfield Close, Bramley, S66

A very well appointed modern en suite detached family home with four bedrooms, wide drive, garage and attractive enclosed south facing rear gardens. The property has central heating, double glazing, brand new fitted kitchen and close proximity to the regional motorway network. With open countryside nearby and catchment for Wickersley School this beautiful home certainly warrants inspection.

Entrance Hall With double glazed door to the front, cloaks and shoe cupboards, access door to the garage.

Cloakroom/WC With wc and wash basin in white, tiled floor and some wall tiling.

Fitted Kitchen 4.10 x 3.10. A brand new fitted kitchen with a range of white gloss finish units with work surfaces. One and a half bowl sink with mixer, rear aspect and double glazed door to the rear garden. Fully tiled floor, plumbed for washer and integrated appliances of five ring gas hob, electric oven, extractor hood, fridge freezer and dishwasher.

Dining Room 3.55 x 2.80. With dual front aspect windows.

Lounge 5.02 x 4.23. Maximum measurements. With French doors set to the rear bay, focal fire surround with marble inlay and hearth and living flame gas fire.

Landing With loft access and cylinder cupboard.

Master Bedroom 5.33 x 3.67. A large bedroom with triple front aspect windows and built in wardrobes. Maximum measurements.

En suite shower room 2.01 x 2.27. Maximum measurements. With wc, wash basin with vanity and shower area. Partial tiling to walls.

Bedroom Two 2.71 x 2.67. With rear aspect and built in wardrobe.

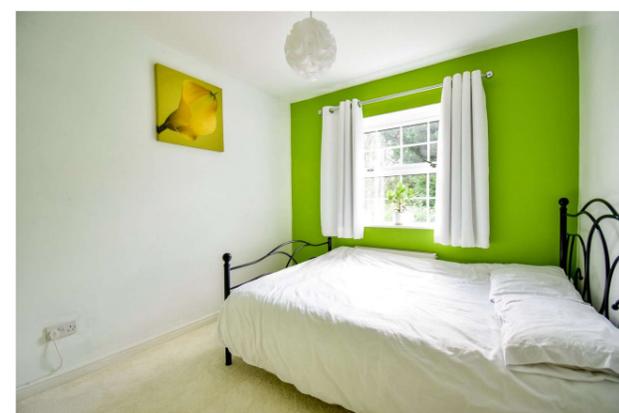
Bedroom Three 3.17 x 2.14. With rear aspect.

Bedroom Four 3.76 x 2.47. With rear aspect and built in wardrobe.

Bathroom 2.26 x 1.68. With white suite comprising wc, wash basin with vanity and bath with shower and monsoon head. Towel rail/radiator, fully tiled floor and part to walls.

Outside To the rear are attractive enclosed south facing lawned gardens where screening conifers provide a high degree of privacy. There is an outside tap and access to both sides of the house. To the front is a lawned garden with laurel hedging and wide side by side drive providing parking. The property is not overlooked to the front or Western side.

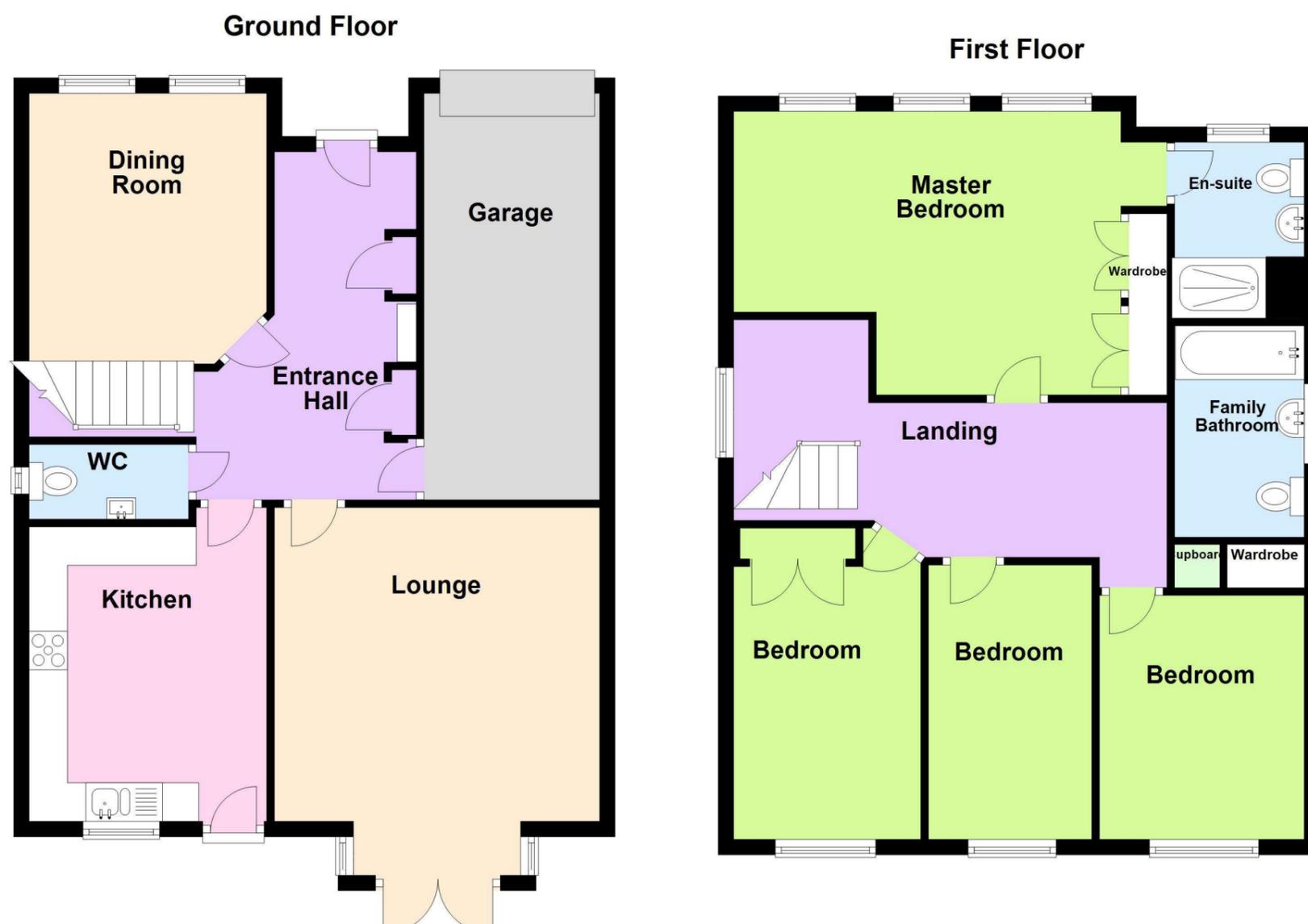
Integral Garage. 5.37 x 2.50. With light, power, up and over door and housing the gas boiler.



- Beautiful family home
- South facing rear garden
- Brand new fitted kitchen
- Four bedrooms
- En suite to master
- Wide drive and garage
- Catchment for Wickersley School

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.



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