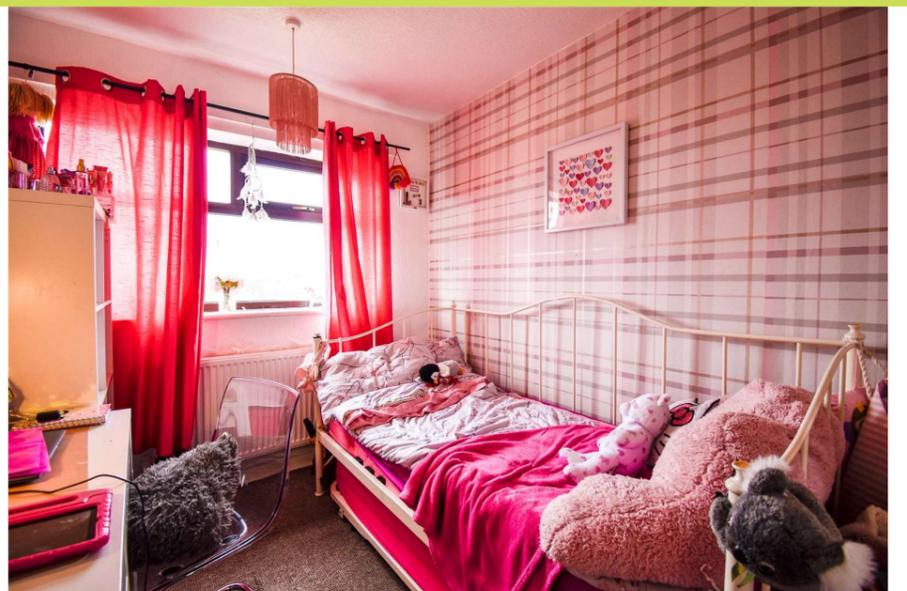


Asking Price: £110,000
To be advised

Roughwood Green, Rockingham,
Northampton NN6



LINCOLN RALPH



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

Roughwood Green, Rockingham, Rotherham, S61

Formerly having three bedrooms this now two bedroom semi detached property offers generous size accommodation and is well placed to access a range of local conveniences. The dwelling briefly comprises an entrance hallway, through lounge, dining kitchen dining room and utility room. To the first floor is a landing, two bedrooms and a shower room. Outside there are gardens to the front and rear with off road parking being provided by a driveway. Viewing is recommended! Call Lincoln Ralph today.

Ground Floor

Entrance Hall Front facing UPVC double glazed entrance door, wood effect laminate flooring and a radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

Lounge 5.24 x 3.0. Having a fire surround with marble effect hearth and back incorporating a living flame gas fire. Having coving to the ceiling, wood effect laminate flooring, front and rear facing UPVC double glazed windows along with a radiator.

Kitchen Dining Room 4.31 x 3.94. (The first measurement reduces to 2.17 with the latter reducing to 2.06) An L shaped room that is 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 ceramic hob and electric oven, space for fridge freezer, built in dishwasher along with tiling to splashback height and to the floor. Having rear facing UPVC double glazed French doors, UPVC double glazed window and doors open to the utility room and the lobby.

Utility Room Having a front facing UPVC double glazed window and wall mounted central heating boiler.

Lobby Having a front facing entrance door and a door opens to a useful storage cupboard with plumbing for a washing machine.

First Floor

Landing Coving to the ceiling and loft access. Doors open to the bedrooms, shower room and WC.

Bedroom 1 4.07 x 5.25. (The first measurement reduces to 2.51 with the latter measurement being the maximum measurement) The room could easily be returned to its original format to make two bedrooms and having two front facing, one rear facing UPVC double glazed window along with two radiators.

Bedroom 2 2.77 x 2.34. Having a built in wardrobe, front facing UPVC double glazed window and a radiator.

Shower Room 2.0 x 1.75. Fitted with a white suite comprising a shower cubicle and wash hand basin. There is a rear facing UPVC double glazed window and a heated chrome towel rail.

WC Fitted with a white low flush WC, rear facing UPVC double glazed window and a radiator.

Outside At the front is a generous size lawned garden. To the rear is a mature garden with a block paved patio having steps rising to a lawn with a variety of shrubs and trees. Off road parking is provided by a driveway.

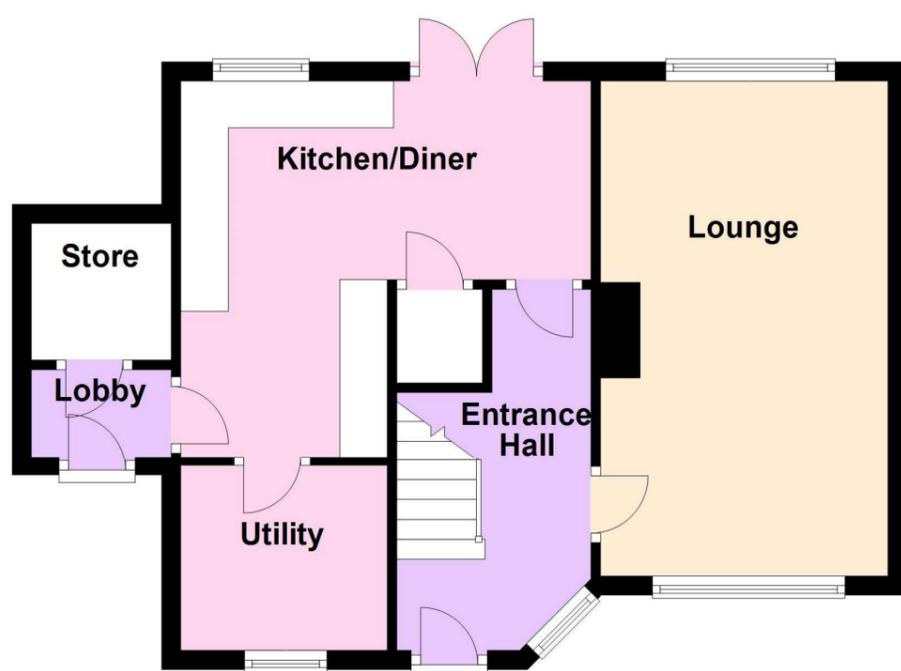


- SEMI DETACHED PROPERTY
- TWO BEDROOM/FORMERLY THREE
- DRIVEWAY
- FRONT AND REAR GARDENS
- GAS HEATING
- DOUBLE GLAZING
- WELL PLACED FOR LOCAL CONVENIENCES
- VIEWING IS RECOMMENDED!
- CALL LINCOLN RALPH TODAY!

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

