



# Little Hay Nooking Lane, Maltby, Rotherham, S66

Viewing is highly recommended to fully appreciate the high standards on offer from this extended three bedroom semi detached home. The accommodation briefly comprises an entrance lobby, well presented lounge, open plan dining kitchen, utility room and ground floor WC. To the first floor is a landing, three bedrooms and a bathroom. Outside there is a large rear garden and off road parking is provided by a driveway and garage. The residence is well placed to access a range of local amenities along with the M18/M1 motorway network. Don't miss this one! Call to arrange your viewing today!

**Entrance Lobby** Front facing UPVC double glazed entrance door, radiator and a useful under stairs storage cupboard. Stairs rise to the first floor and a door opens to the lounge.

**Lounge** 6.03 x 3.68. A spacious and well presented room with downlights and mood lighting inset to the ceiling. There is a front facing UPVC double glazed window, two radiators and a door opens to the kitchen.

**Kitchen Dining Room** 5.50 x 2.70. A light and inviting room that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated five ring gas hob and electric oven with extractor hood over, built in dishwasher along with space for an American style fridge freezer. Having downlights to the ceiling, two double glazed skylights, two rear facing UPVC double glazed windows and a radiator. In addition there is a rear facing UPVC double glazed entrance door along with a door that opens to the utility room.

**Utility Room** 1.85 x 1.70. Fitted with a work surface incorporating a stainless steels ink with mixer tap, plumbing for a washing machine along with space for a dryer. Having tiling to splashback height, side facing UPVC double glazed window and a door opens to the WC.

**WC** Fitted with a white low flush WC, wash hand basin and a radiator.

**Landing** Having loft access, side facing UPVC double glazed window and downlights to the ceiling. Doors open to the bedrooms and bathroom.

**Bedroom 1** 3.20 x 2.69. (The latter measurement is taken to the front of the fitted wardrobe) A beautifully appointed room with a range of mirror fronted wardrobes, downlights to the ceiling, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 2.89 x 2.73. (The first measurement is taken to the front of the fitted wardrobe) Having a range of mirror fronted wardrobes, downlights to the ceiling, rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 3.19 x 2.2. (Both measurements are the maximum measurement with the latter reducing to 1.35) Front facing UPVC double glazed window, downlights to the ceiling and a radiator.

**Bathroom** 2.07 x 1.80. Fitted with a white suite comprising a panelled bath with shower over, vanity wash hand basin with vanity mirror over and a low flush WC. Having tiling to the walls, rear facing UPVC double glazed window and a heated chrome towel rail.

**Loft** A useful boarded loft with ladder and lighting.

**Outside** The property is set behind remote controlled iron gates that give access to the driveway that provides ample off road parking and in turn leads to the garage. The front garden is mainly laid to lawn. At the rear is a large garden with a raised decked seating area with steps descending to a lawn.

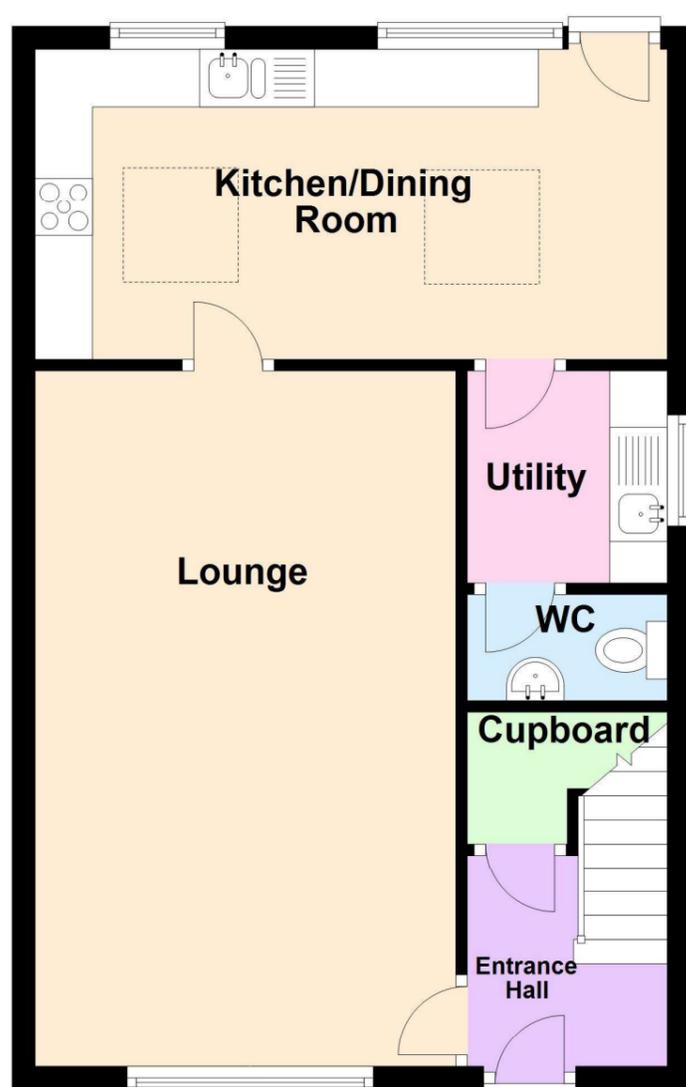


- EXTENDED THREE BEDROOM SEMI
- HIGH STANDARDS WITHIN
- OPEN PLAN DINING KITCHEN
- DRIVEWAY WITH REMOTE CONTROLLED GATES
- GARAGE
- LARGE REAR GARDEN
- POPULAR LOCATION
- WELL PLACED FOR AMENITIES
- VIEWING IS HIGHLY

#### 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



This plan is used for illustration purposes only  
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