



LINCOLN RALPH



Breck Lane, Dinnington, Sheffield, S25

THIS IMMACULATE HOME HAS EVERYTHING! FOUR BEDROOMS, EN SUITE, FABULOUS GARDENS AND LARGE DOUBLE GARAGE.

Exceptional throughout a four bedroomed, two bathroom extended detached family home with grounds extending to nearly a third of an acre. With double detached garage with large garden room area to the rear, central heating, double glazing, three reception rooms and superb fitted kitchen this truly outstanding home genuinely warrants inspection to appreciate its many attributes. An ideal work from home environment or alternatively commuter base the location affords ease of access to both Sheffield, Rotherham, and the regional motorway network.

Entrance Hall With double glazed front door and stairs rising to first floor.

Cloakroom/WC 2.91 x 1.20. With wc and wash basin in white, tiled to the basin, towel rail/radiator, downlights and laminate floor.

Lounge 4.52 x 3.49. With bay window to the front.

Dining Room 3.99 x 3.72. A separate dining area which is open plan to the lounge.

Fitted Kitchen 4.36 x 3.62. A superb fitted kitchen with a range of gloss finish units with work surfaces. Laminate floor, wine racking, side aspect window and double glazed external door to the side. One and a half bowl sink with mixer, tiled to the sink and work surface area, downlights and fitted breakfast bar. Integrated appliances include dishwasher, gas hob with extractor over and electric oven.

Utility Room 4.40 x 1.20. With wash basin, plumbing for washer and wall mounted combination gas boiler.

Family Room 3.58 x 3.44. A large double glazed room with solid roof and laminate floor, French doors and aspect to the gardens. This room is open plan to the kitchen.

First Floor Landing With access to the loft.

Family Bathroom 2.49 x 1.66. With well appointed suite in white comprising wc, wash basin and bath with electric shower and folding screen. Extractor fan and fully tiled walls.

Master Bedroom 4.44 x 4.31. (Maximum measurements including dressing and en suite areas)

With rear aspect window overlooking the gardens and full length mirror door wardrobes to one wall.

Dressing Room 1.79 x 1.47. A small dressing room with rear aspect.

En Suite Shower Room 2.65 x 1.73. (Maximum measurements including shower area)

With wc and wash basin in white, shower area, fully tiled floor and walls and downlights to ceiling.

Bedroom Two 3.73 x 3.53. (Maximum measurements)

With front aspect and built in store cupboard.

Bedroom Three 3.73 x 2.23. With side aspect.

Bedroom Four 2.72 x 2.08. With side aspect.

Outside The property stands within a plot approaching a third of an acre with extensive lawned gardens to the rear and brick outbuilding and timber store to the rear boundary. To the front is a boundary wall with wrought iron surround which screen gardens of decorative stone. Large gates provide entry to the extensive cobble paved driveway which extends to the side and rear of the house providing ample parking and access to the garage. There is an outside tap on the drive.

Double Garage 6.40 x 6.60. A large double garage with two automated entry doors, light, power and two integral rooms one of which has an exit door to the side. A further door provides access to the garden room/workshop area.

Garden Room/Workshop 6.80 x 6.20. A hugely versatile room which is presently used as a workshop. The room has partial double glazing and double glazed French doors opening to the rear. Garden room, games room, garden pub and He/She cave's are all a possibility. You decide!



- Extended detached family home.
- Large third of an acre plot.
- Double garage with further room beyond.
- Four bedrooms with master en suite.
- Superb fitted kitchen.
- Close to amenities and M1.
- 1700 square feet plus the garaging.

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.

