



LINCOLN RALPH



Hooton Lane, Ravenfield, Rotherham, S654NQ

IMMACULATE STANDARDS WITHIN, STYLE AND CHARACTER IN ABUNDANCE, VICTORIAN STONE COTTAGE, RECENTLY RESTORED TO FORMER GLORY!

A quite exceptional stone cottage located within the heart of the village. Recently remodelled to exacting specification a one/two bed roomed character home with versatile accommodation, central heating and double glazing, attractive enclosed patio garden and car standing with garage to the rear. This delightful home is a must view for first timers, professionals and retirees alike and is located to this award winning village close to open countryside and yet within easy reach of Sheffield, Rotherham, Doncaster and the M18/M1 motorway network.

Lounge 4.62 x 4.51. (Maximum measurements)

A beautiful, cosy and large living room with front aspect window and composite front door. Minster fireplace with multi-fuel stove, beamed ceiling, exposed stonework and under stairs storage housing the gas boiler.

Fitted Kitchen 3.24 x 2.12. With a range of shaker style fitted units by DC Interiors with appliances of integrated dishwasher, fridge freezer and washer dryer. Further appliances of electric hob with extractor, double electric combination oven and microwave. Side aspect window, composite stable style door, sink with mixer tap and travertine tiled floor.

Dining Room/Bedroom Two 3.66 x 2.76. At present used as a dining room although easily converted to a bedroom with the further potential of extending into the rear outbuilding. Oak floor and side aspect bow window.

First Floor Landing With access to the loft.

Bedroom One 4.17 x 2.72. (Maximum measurements)

With front aspect dormer window and built in wardrobes and bedside cabinets by DC interiors to one wall.

Bathroom 2.73 x 1.78. With new Victorian style suite comprising wc, wash basin and free standing shower bath by Burlington with monsoon head shower over and shower bath screen. Towel rail/radiator and fully tiled floor.

Outside To the rear of the cottage is an attractive enclosed patio garden with outside tap, garden store and integrated outbuilding (2.18 x 1.33) The outbuilding is directly to the rear of the dining room providing the opportunity to incorporate within if required. The rear is approached over a private lane where there is a car standing space which provides access to the garage.

Garage A blockwork garage with roller entry door.

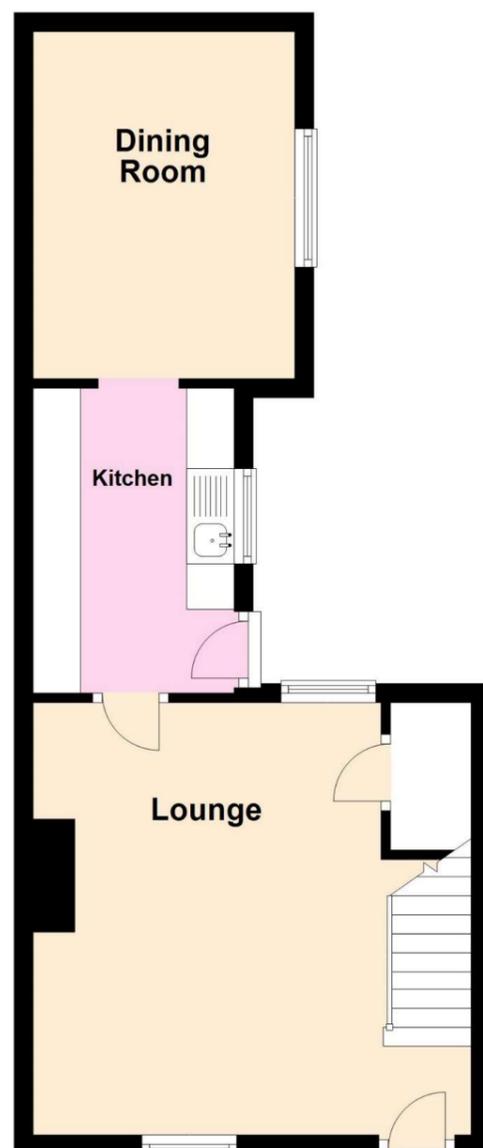


- Character stone cottage
- Immaculate refurbishment undertaken
- One/Two bedrooms
- Enclosed patio garden
- Car parking and garage
- Award winning location
- Ideal commuter base
- Fully fitted kitchen

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



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