



Levett Court, Thurcroft, Rotherham, S66

ATTENTION FIRST TIME BUYERS! SOUGHT AFTER DEVELOPMENT! CONVENIENT LOCATION! VIEWING IS A MUST!

A modern three bedroom semi detached property that enjoys a position on this sought after development. The home is ideally located to access a range of local conveniences along with the M18/M1 motorway network. The well presented accommodation briefly comprises an entrance hallway, ground floor WC, lounge and kitchen diner. To the first floor is landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside there is off road parking for two vehicles and an attractively presented rear garden. Don't miss out! Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Front facing entrance door and a radiator. Stairs rise to the first floor landing and doors open to the lounge and WC.

Ground Floor WC Fitted with a white low flush WC and vanity wash hand basin with tiling to splashback height. There is a front facing UPVC double glazed window and a radiator.

Lounge 4.34 x 3.67. A light and inviting room with a dual aspect. Two side and one front facing UPVC double glazed window, radiator and a useful under stair storage cupboard. A door opens to the kitchen.

Kitchen Diner 4.62 x 2.67. 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 four ring gas hob and electric oven with extractor hood over, plumbing for washing machine and dishwasher along with space for a fridge freezer. Having tiling to splashback height, side and rear facing UPVC double glazed windows, radiator and rear facing UPVC double glazed French doors open to the rear garden.

Landing Having access to the loft that is boarded for storage and has a light. There is a useful storage cupboard and doors open to the bedrooms and bathroom.

Master Bedroom 3.71 x 2.89. (The first measurement reduces to 2.96) Having a useful storage cupboard, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to splashback height, front facing UPVC double glazed window, extractor fan and a radiator.

Bedroom 2 2.80 x 2.31. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.34 x 1.79. Rear facing UPVC double glazed window and a radiator.

Bathroom 1.87 x 1.81. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a was hand basin. Having tiling to splashback height, side facing UPVC double glazed window, radiator and an extractor fan.

Outside The property has pleasant gardens with the front being mainly laid to lawn with a variety of shrubs. The rear is enclosed and enjoys a flagged patio overlooking a well appointed lawn with shrubs and raised shrub boxes. Off road parking for two vehicles is provided to one side of the property.

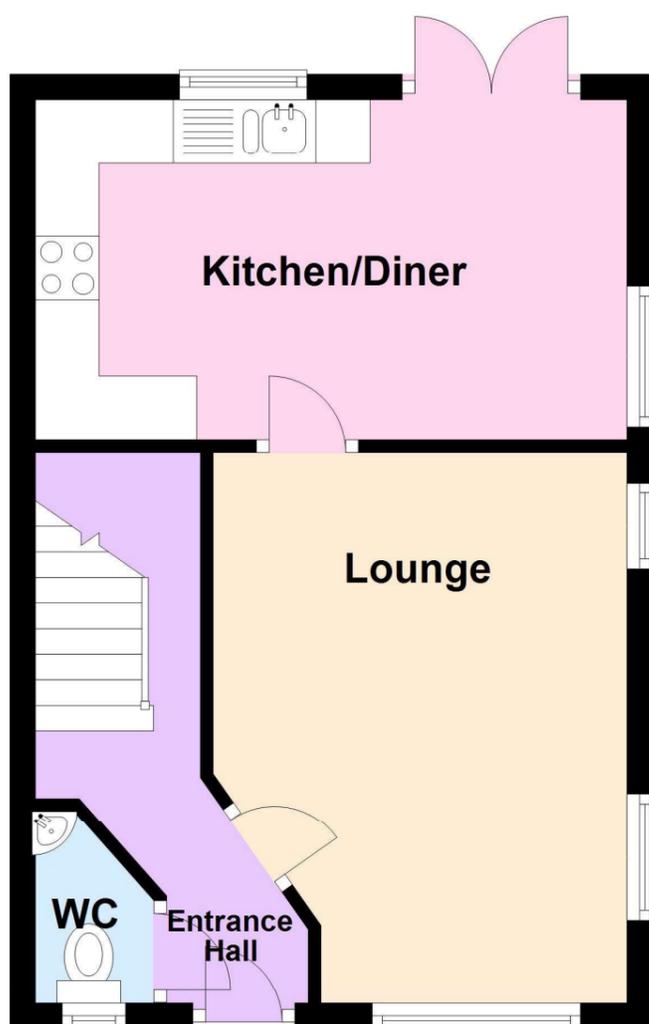


- Modern three bedroom semi
- Well presented accommodation
- Off road parking
- Master bedroom with en suite
- Attractive gardens
- Sought after location
- Well placed to access local amenities
- Viewing is highly recommended!

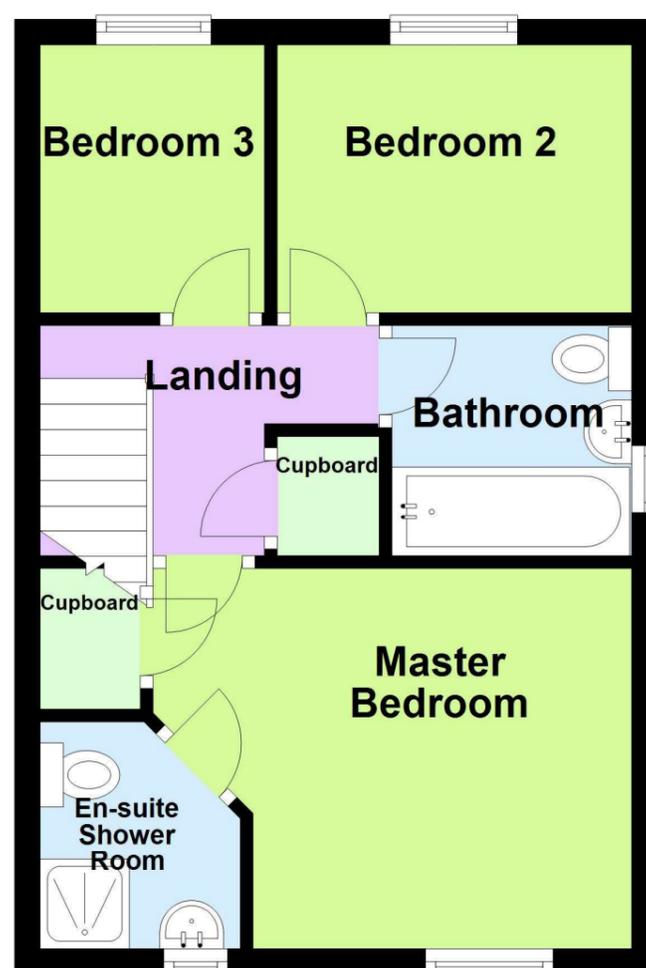
Disclaimer

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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