

Freehold

Asking Price: £450,000

Northfield Lane, Wickersley,  
Rotherham, S66



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# Northfield Lane, Wickersley, Rotherham, S66

## NESTLED AWAY WITHIN A SMALL CUL DE SAC! PRIME WICKERSLEY LOCATION! GENEROUS PLOT! VIEWING IS ESSENTIAL!

Just one look and you will be sold on this three bedroom detached bungalow that enjoys a position within a small cul de sac set back off of the main road. The home offers spacious accommodation in a prime Wickersley location and is ideally located to access a range of amenities in the village along with the M18/M1 motorway network. The residence benefits from gas heating to radiators and a burglar alarm and briefly comprises an entrance hallway, lounge, dining room, conservatory, kitchen and utility room. There is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside ample off road parking is provided by a driveway and double garage. The gardens are mature, of a generous size and mainly laid to lawn. Don't miss this one! Call Lincoln Ralph today to avoid disappointment!

**Entrance Hall** Having a front facing entrance door, coving to the ceiling, radiator, two storage cupboards and a telephone point. Doors lead to the lounge, dining room, bedrooms and bathroom.

**Lounge** 5.15 x 3.61. The focal point of the room is the fire surround with hearth and back with space for fire. Having coving to the ceiling, radiator and a front facing double glazed bow window.

**Dining Room** 5.06 x 3.59. Having coving to the ceiling and a radiator. Double glazed sliding doors open to the conservatory and a door opens to the kitchen.

**Conservatory** 3.14 x 3.07. Side and rear facing double glazed windows with double glazed French doors giving access to the rear.

**Kitchen** 5.09 x 3.59. (The latter measurement reduces to 2.64) Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring ceramic hob and electric oven, built in fridge freezer and microwave, plumbing for dishwasher, tiling to splashback height and a radiator. A rear facing door opens to the porch and a door opens to the utility room.

**Rear Porch** Rear facing double glazed window and entrance door.

**Utility Room** 2.64 x 2.59. Having a range of fitted base level units with work surfaces incorporating a stainless steel sink and having plumbing for a washing machine. A cupboard houses the central heating boiler and a door opens to the garage.

**Master Bedroom** 3.70 x 3.62. Having a range of fitted wardrobes, front facing double glazed window and a radiator along with T.V and telephone points. A door opens to the en-suite shower room.

**En-Suite Shower Room** 2.58 x 1.12. Fitted with a shower cubicle, wash hand basin and a low flush WC. Having tiling to the walls, front facing double glazed window and a radiator.

**Bedroom 2** 3.04 x 2.99. Built in wardrobe, rear facing double glazed window and a radiator.

**Bedroom 3** 2.09 x 2.99. Built in wardrobe, rear facing double glazed window, T.V point and a radiator.

**Bathroom** 3.27 x 3.30. (The latter measurement is the maximum measurement and reduces to 1.65) Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, front facing double glazed window and a radiator.

**Outside** The property is tucked away off of the main road and enjoys ample off road parking by way of a driveway and double garage. A generous front garden is mainly laid to lawn with mature shrub borders and crazy paved pathways. The rear garden is enclosed and mainly laid to lawn with conifers and a variety of mature shrubs. In addition the home is well served by external lighting.

**Garage** 6.18 x 5.57. Two remote controlled roller shutter doors, power, lighting and a window to the side elevation.



- Premier Wickersley location
- Detached three bedroom bungalow
- Nestled away in a small cul de sac
- Driveway and double garage
- Boasting two reception rooms
- Conservatory
- Ideally located to access local amenities
- Viewing is highly 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.



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