



LINCOLN RALPH



High Street, Braithwell, Rotherham, S66

DETACHED STONE COTTAGE, SUPERB LOCATION, THREE BEDROOMS, GARDENS AND DRIVE!

Within this picturesque village location a charming and quirky three bedroom detached stone cottage. With gas central heating, attractive gardens and drive this lovely home will appeal to those wanting a genuine village environment. With character abounding including original beams, exposed stone walling and two staircases the house stands within the heart of the village with easy access to Rotherham, Sheffield, Doncaster and the regional motorway network including the M18, M1 and A1(M).

Entrance Lobby With front door and window, stairs rising to bedroom three,

Lounge 4.85 x 3.14. A charming room with two front windows one with window seat, flagged floor, second staircase rising to the first floor and rustic brick fireplace with basket grate set to a raised hearth.

Study/Snug 3.60 x 2.00. Adjoining the lounge and having front window with seat, fitted book shelving and cupboard housing the gas boiler.

Breakfast Kitchen 5.36 x 3.36. (Maximum measurements)

With twin aspect windows and French doors opening to the gardens. There is a range of fitted units in cream with oiled beech work surfaces, one and a half bowl sink with mixer tap, downlights to ceiling and electric range cooker with extractor hood. Integrated fridge, plumbing for dishwasher, fully flagged floor and stable style external door to the side.

Utility Room 3.63 x 1.81. To the side of the property is a pathway which gives access to the stone and pantile washroom/utility room which has plumbing for washer and provides useful storage

Ground Floor Bathroom 2.97 x 2.09. With suite comprising wc, wash basin and free standing claw foot, roll top bath with mixer shower, fully tiled floor and store cupboard.

First Floor Landing Approached from the lounge staircase.

Bedroom One 3.86 x 3.19. With front aspect.

Bedroom Two 3.16 x 2.07. Presently used as a dressing room and with front aspect, fitted wardrobes and wash basin.

Separate WC With access from bedroom two. Tiled floor and part to walls.

Bedroom Three 3.20 x 2.98. Approached from the entrance lobby staircase and having rear aspect with tiled sill.

Outside The property is set within attractive well stocked lawned gardens with flower beds, shrubs and fruit trees. Timber gated approached from Austfield Lane lead to a pebbled drive which provides valuable off road parking.



- Charming detached stone cottage.
- Three bedrooms.
- Attractive gardens
- Driveway provides off road parking.
- Heart of the village.
- Character features.
- Gas central heating.
- Further potential.

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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