

LINCOLN RALPH



# Gillott Lane, Wickersley, Rotherham, S66

## WICKERSLEY CENTRAL! SUPERB LOCATION, MASSIVE POTENTIAL, CHARACTER COTTAGE, SOUTH FACING GARDENS!

Offering character, style and bags of potential a two bedroom semi detached stone cottage located within the Wickersley Conservation area. With south facing rear gardens, shared drive and space for garage at the rear this quirky home has the potential to remodel or extend to a buyers requirements. Including central heating, double glazing and accommodation over three levels this superbly located home is just a hop, skip and a jump to comprehensive village amenities, local junior and senior schools and within short drive of both the M1 AND M18 motorways.

**Entrance Lobby** With double glazed external door to the side and access to the cellar.

**Kitchen** 3.04 x 2.59. With a range of fitted units with granite tops and tiling to the sink and work surface area. Tiled floor, front aspect window, stairs rising to the first floor and cooking appliances of gas hob with extractor and electric oven.

**Lounge** 3.70 x 3.37. A cosy living room with stone fireplace and storage cupboards adjacent. Access to the conservatory.

**Conservatory** 3.62 x 2.96. A double glazed conservatory overlooking the rear gardens. Oak flooring and French doors.

**First Floor Landing** With stairs rising to the top floor.

**Bedroom One** 4.03 x 3.39. With rear aspect, open plan wardrobe and dog grate fireplace.

**Bathroom** 2.60 x 2.09. With white suite comprising wc, wash basin and bath with shower. Towel rail/radiator and partial wall tiling.

**Bedroom Two** 4.61 x 3.43. A top floor room with rear dormer window and further window to the side. Combination gas boiler and eaves storage.

**Outside** To the rear of the cottage are gardens with southerly aspect and block paved car standing. To the side is a shared block paved drive which provides vehicular access to the rear. There is also on road parking directly upon Gillott Lane.

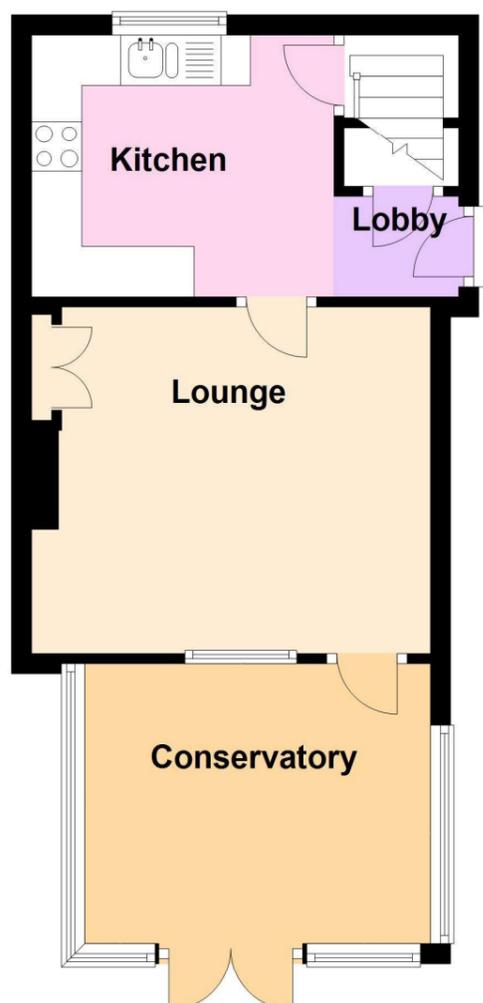


- Character cottage in stone
- Two bedrooms
- Potential to remodel/extend
- South facing rear gardens
- Shared drive and potential for garage
- Kitchen, lounge and conservatory
- Bathroom with shower
- Superb location

### 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



Second Floor



Total area: approx. 81.1 sq. metres (873.2 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.