



LINCOLN RALPH



Green Bank Drive, Woodlathes, Rotherham, S66

LOTS OF LOVE AND ATTENTION HAS BEEN GIVEN TO THIS OUTSTANDING THREE BEDROOM DETACHED HOME!

A stunning three bedroom detached family home on the sought after Woodlathes Village development. The residence boasts high cosmetic standards within and truly warrants an inspection to fully appreciate the quality on offer. The accommodation briefly comprises an entrance porch, lounge/diner that is open plan to a modern fitted breakfast kitchen, utility room, downstairs WC and a conservatory. To the first floor is a landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside off road parking is provided by a block paved driveway. At the rear is an enclosed garden that is mainly laid to lawn. The property is well placed to access a range of local conveniences along with the M18/M1 motorway network. Call Lincoln Ralph today!

Entrance Porch Front facing UPVC double glazed window, double glazed entrance door and laminate flooring. A door opens to the lounge.

Lounge Dining Room 7.09 x 3.24. A beautifully appointed room with a focal fire surround having a hearth and back incorporating a living flame gas fire. There is coving to the ceiling, two radiators and a front facing UPVC double glazed window. The room is open plan to the kitchen and rear facing UPVC double glazed French doors open to the conservatory.

Breakfast Kitchen 3.50 x 2.89. Fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring ceramic hob and double electric oven with extractor hood over, built in dishwasher, space for American style fridge freezer, wine rack and breakfast bar. Having splashback panelling, downlights to the ceiling, rear facing UPVC double glazed window, radiator and a side facing double glazed entrance door. A door opens to the utility room.

Utility Room 2.49 x 1.38. Formerly forming part of the integral garage and now converted to the utility room. Fitted with wall mounted and base level units and work surfaces. Having a wall mounted central; heating boiler, plumbing for washing machine and a side facing UPVC double glazed window. A door opens to the WC.

Downstairs WC Fitted with a white suite comprising a low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling and a heated towel rail.

Conservatory 3.74 x 2.59. Having downlights to the ceiling, laminate flooring along with side and rear facing UPVC double glazed windows. UPVC double glazed French doors open to the rear garden.

Landing There is a useful storage cupboard, radiator and loft access. Doors open to the bedrooms and bathroom.

Master Bedroom 4.35 x 2.59. Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.22 x 1.48. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having partial tiling to the walls, rear facing UPVC double glazed window and a heated chrome towel rail.

Bedroom 2 3.17 x 2.65. Front facing UPVC double glazed window and a radiator.

Bedroom 3 2.70 x 2.66. Front facing UPVC double glazed window and a radiator.

Family Bathroom 2.19 x 1.68. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, laminate flooring, extractor fan, radiator and a rear facing UPVC double glazed window.

Outside At the front of road parking is provided by a brick paved driveway. To the rear is a flagged patio with steps rising to a tiered lawned garden.

Garage/Store 2.55 x 2.54. A useful storage space with roller shutter door, power and lighting.

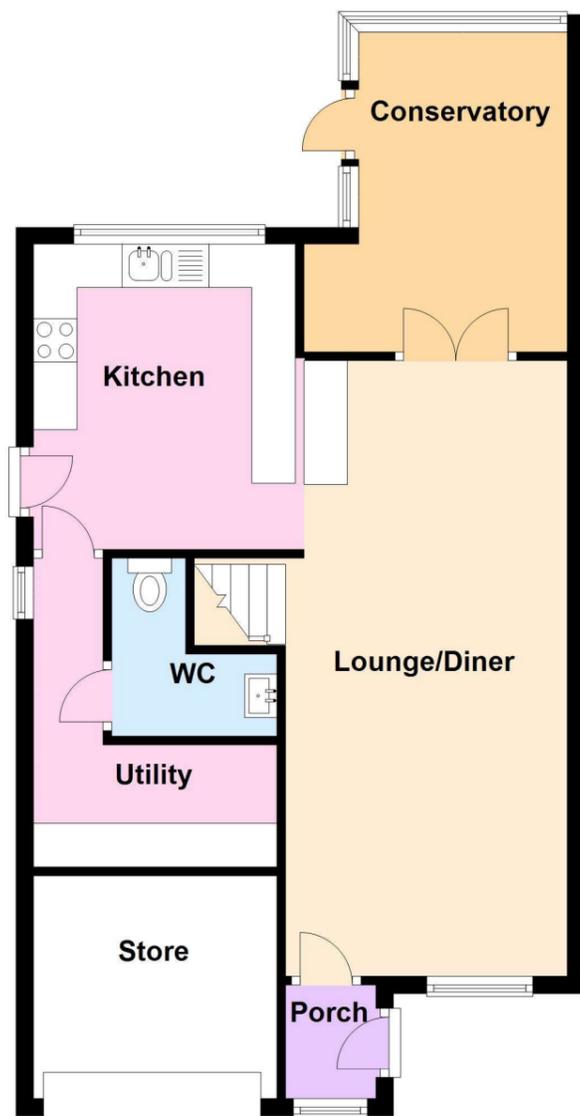


- Stunning three bedroom detached home
- Boasting high standards within
- Block paved driveway
- Sought after location
- Master bedroom with en-suite
- Breakfast kitchen
- Viewing is highly recommended!

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



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

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