

LINCOLN RALPH



East Bawtry Road, Rotherham, S60

IMMACULATE THROUGHOUT, DECEPTIVE SIZE, THREE DOUBLE BEDROOMS, TOP NOTCH LOCATION, LOVELY GARDENS AND DETACHED GARAGE!

A superbly presented and appointed three double bedroom dormer detached residence within this ever popular and sought after location. Larger than at first appears with accommodation in excess of square feet this beautiful home includes ground floor cloakroom/wc, dining kitchen, large living room and conservatory along with a ground floor double bedroom which provides versatility. The two first floor bedrooms both have fitted wardrobes and the bathroom has four piece suite including shower enclosure. Ample off road parking is provided by the long driveway which leads to the rear detached garage and lovely enclosed gardens. Within walking distance of suburban shopping and short drive to the M1 motorway network this superb property is certainly a must view!

Entrance Hall With composite front door, laminate floor, under stairs storage and stairs rising to the first floor.

Cloakroom/WC 2.46 x 0.90. With wc, wash basin with vanity in white, majority wall tiling and laminate floor.

Dining Kitchen 6.56 x 3.15. With a range of dark oak finish units with matching trimmed work surfaces, sink with mixer tap and partial tiling to the sink and work surface area. Composite external door to the side, rear and side aspect windows and bi-fold doors providing access to the rear garden. Appliances include integrated fridge and freezer, gas hob with canopied extractor and electric oven.

Lounge 7.69 x 3.47. A large living room which was originally classed as a lounge/diner. This large and comfortable room has a front aspect window and double glazed patio doors which lead to the conservatory. The focal point is the marble fireplace with inset open flame gas fire.

Conservatory 4.00 x 3.56. A large double glazed conservatory with tiled floor and French doors opening to the rear gardens.

Ground Floor Bedroom One 3.97 x 3.43. With front and side aspect windows. This room could be used as a further reception room if required.

First Floor Landing With storage cupboards and access to the loft space.

Bathroom 3.28 x 1.80. With white four piece suite in white comprising wc, wash basin, bath and shower enclosure. Rear aspect window, fully tiled floor and walls, towel rail/radiator and ceiling spotlights.

Bedroom Two 4.53 x 3.98. (Maximum measurements through wardrobes) With side and rear aspects, ceiling spotlights and sliding door/mirrored wardrobes.

Bedroom Three 4.13 x 3.33. With side aspect window, mirror door wardrobes, walk in storage area housing the gas boiler and spotlights to the ceiling.

Outside To the rear of the property are enclosed lawned gardens with shrub borders, stone paved patio, garden and security lighting and outside tap. To the front is a boundary wall and hedge screening lawned gardens and adjacent long cobble paved driveway which provides ample off road parking and access to the garage.

Detached Garage 6.30 x 3.03. With automated entry door, light, power and access door at the rear. There is also a garden store behind the garage with its own access from the garden.



- Detached dormer residence
- Three double bedrooms
- Immaculate throughout
- Lovely front and rear gardens
- Long drive and detached garage
- Central heating and double glazing
- Conservatory
- Close to amenities, M1 and Sheffield

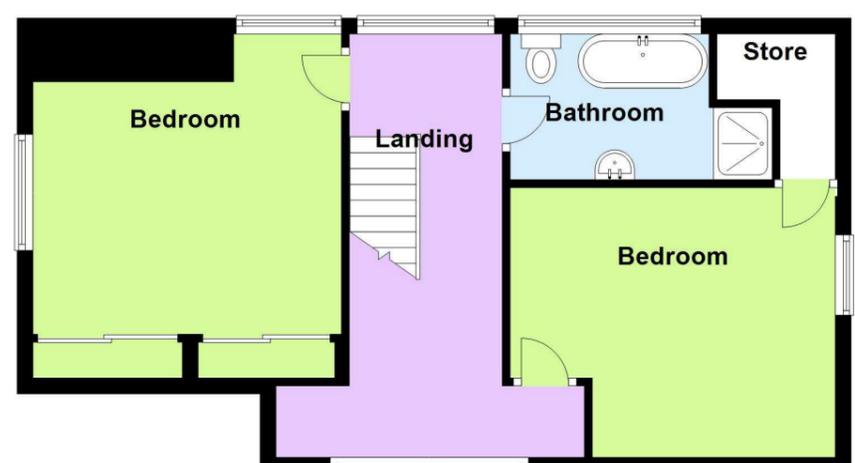
Disclaimer

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. 142.1 sq. metres (1530.1 sq. feet)

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