

Asking Price: £325,000
To be advised

Greaves Sike Lane, Micklebriing,
Rotherham, S66



LINCOLN RALPH



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SUPERB VILLAGE LOCATION, ELEVATED POSITION WITH FAR REACHING VIEWS, THREE/FOUR BEDROOMS AND HIGH STANDARDS THROUGHOUT! PLANNING PERMISSION FOR FURTHER BEDROOM ABOVE EXISTING GARAGE! REF:

19/00153/FUL Within this ever popular and sought after village location a very well appointed three/four bedroom detached bungalow which offers versatile accommodation within this delightful setting. With views to the front, driveway and integral garage along with gardens to front and rear with the rear enclosed and providing an ideal al fresco entertaining area with southerly aspect. Efficient electric heating and double glazing throughout are complimented by a high finish within particularly the fitted dining kitchen enabling a ready to move in proposition within such a convenient location. Within easy reach of Rotherham, Doncaster and the regional motorway network including the M1, M18 and A1(M) the location allows for a great commuter base within a peaceful village setting.

Dining Kitchen 5.52 x 3.62. With a range of shaker style units with wood veneer effect roll edge worktops, sink with mixer tap, tiling to the sink and work surface area and laminate flooring. Double glazed external door to the side, rear window, plumbing for washer, downlights to ceiling and access door to the integral garage. Cooking appliances comprise electric hob with extractor hood and electric oven.

Lounge 5.18 x 4.15. A large and comfortable living room with front window and downlights.

Bedroom Four/Snug 2.54 x 2.38. A versatile room with front window.

Inner Lobby With access to the loft space which houses the electric boiler and has velux windows.

Bathroom 2.45 x 1.84. With white suite comprising wc, wash basin with vanity and bath with electric shower and screen. Tiled effect floor, towel rail/radiator, fully tiled walls and rear window.

Bedroom One 5.13 x 3.21. With front and side windows and views.

Bedroom Two 3.23 x 2.64. With rear window.

Bedroom Three 3.61 x 2.12. With rear window.

Outside To the front is a boundary stone wall and landscaped gardens including lawns and decking enabling a seating area to take advantage of the views. A long drive provides off road parking and access to the garage. To the rear are enclosed lawned gardens with boundary stone walling and southerly aspect along with large covered hot tub area with decking floor and shelving providing an ideal area for al fresco entertaining. Paved patio, garden lighting and gated access to the side.

Integral Garage 4.89 x 2.48. With light and power.

Solar Panels There are solar panels to the rear which are on a lease contract.

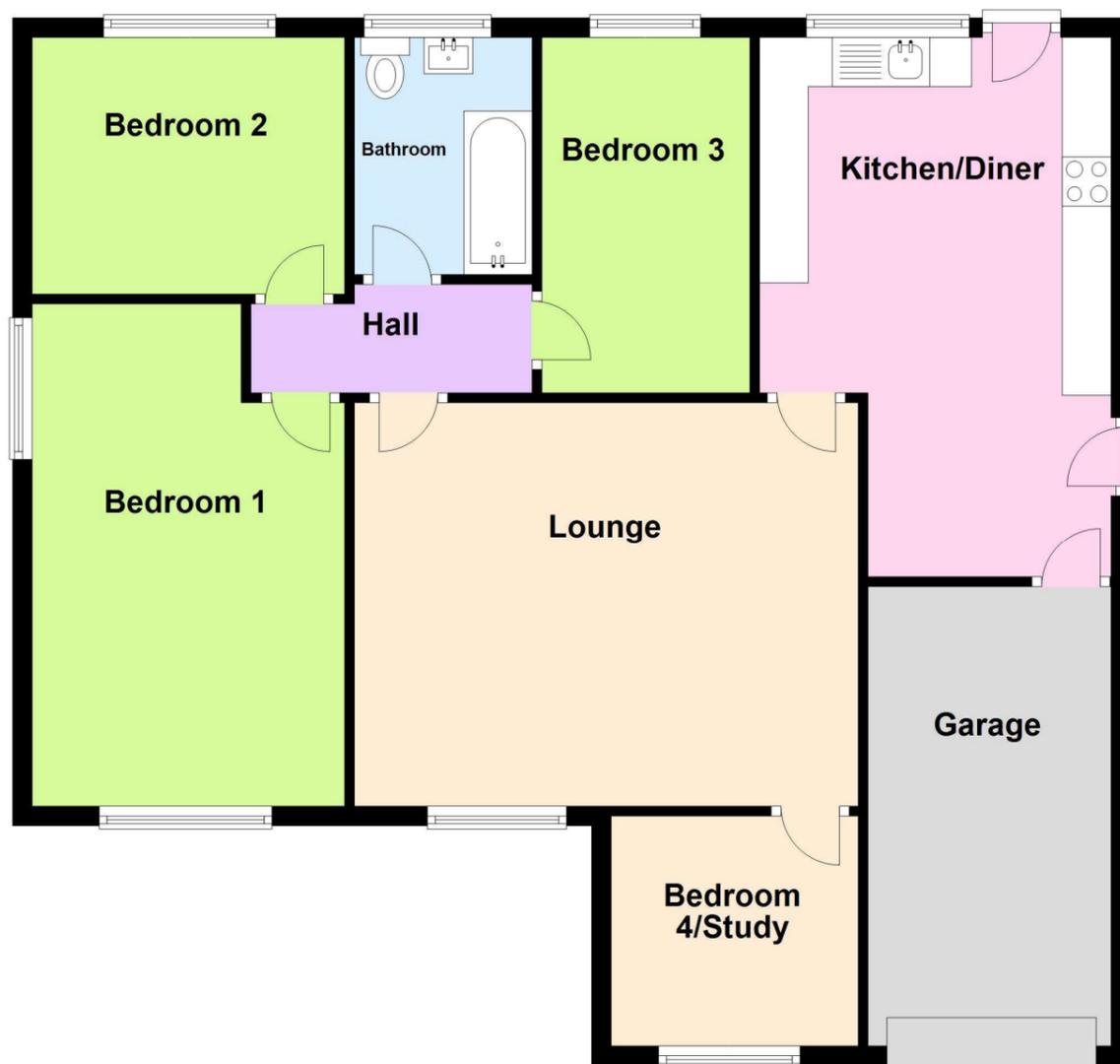


- Well appointed detached bungalow
- Three/Four bedrooms
- Village setting
- Driveway and garage
- Gardens front and rear
- Views to the front
- Fitted dining kitchen and attractive Lounge
- Well appointed bathroom
- No upward chain

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



Total area: approx. 100.0 sq. metres (1076.8 sq. feet)

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