



LINCOLN RALPH



Saxton Drive, Rotherham, South Yorkshire, S60

SUPERB LOCATION, OUTSTANDING SIZE, SIX BEDROOMS AND THREE BATHROOMS, NEED WE SAY MORE!

Upon this ever sought after development and offering extensive accommodation of approximately 2000 square feet a substantial six bedroom, three bathroom detached family home.

Including gas central heating, double glazing and large enclosed westerly aspect garden at the rear this delightful home has three reception rooms, fitted kitchen and ample off road parking to the front. Within easy reach of Rotherham Hospital, Sheffield Centre and also the M1 Motorway J33 the house is ideally placed to provide an excellent commuter base. Viewing is essential to appreciate the many attributes on offer not least the size of and versatility of accommodation and the particularly favoured location.

Entrance Lobby With double glazed front door, tiled floor and fitted robes providing storage.

Inner Hall With stairs rising to the first floor and laminate flooring.

Cloakroom/WC With wc and wash basin in white, laminate floor and half wall tiling.

Lounge 5.80 x 3.60. With front bay window, laminate flooring and focal fire surround with inset electric fire.

Dining Room 3.73 x 2.57. With rear aspect, under stairs storage and tiled effect laminate floor.

Kitchen 3.26 x 3.10. With rear square bay window, tiled effect laminate flooring and a range of wood grain finish units with work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Plumbing for washer.

Family Room 5.82 x 2.36. (Maximum measurements)

A large and versatile 'L' shaped reception room with laminate flooring, rear aspect window and double glazed door providing access to the rear garden.

Ground Floor Guest Bedroom two 5.57 x 3.68. (Maximum measurements)

Another versatile room enabling independent living if required. Front aspect window.

En Suite Shower Room 2.53 x 1.38. Suitable for disabled use the shower room has wc, wash basin and shower area with seat. Shelved storage niches, towel rail/radiator and extractor fan.

First Floor Landing With side aspect window and cupboard housing the gas boiler.

Separate WC With wc in white and laminate flooring.

Family Bathroom 1.87 x 1.77. With white suite comprising wc, wash basin and bath with monsoon head shower, hand attachment and screen. Panelled ceiling with downlights, laminate flooring, extractor fan and towel rail/radiator.

Bedroom Three 4.65 x 3.64. With front aspect window, wood effect vinyl floor, fitted wardrobes and drawer units.

Bedroom Four 2.90 x 2.06. With front aspect window.

Bedroom Five 3.92 x 1.78. With rear aspect.

Inner Landing With access to the loft space.

Master Bedroom 5.79 x 4.38. (Maximum measurements)

A large 'L' shape bedroom with twin front aspect windows, laminate flooring and mirror wardrobes.

Shower Room 2.26 x 1.66. With wc, wash basin and corner shower enclosure with body jets and radio. Partial tiling, extractor fan and towel rail/radiator.

Bedroom Six 5.81 x 3.13. With twin aspect rear windows, laminate flooring, box shelving, drawer units and wardrobes.

Outside To the rear of the property are enclosed lawned gardens with a westerly aspect and a good degree of privacy. Stone paved patio, outside tap and garden shed. There is a paved pathway to the south side of the house which provides front to rear access. To the front are lawned gardens, outside tap and wide stone paved driveway providing off road parking.

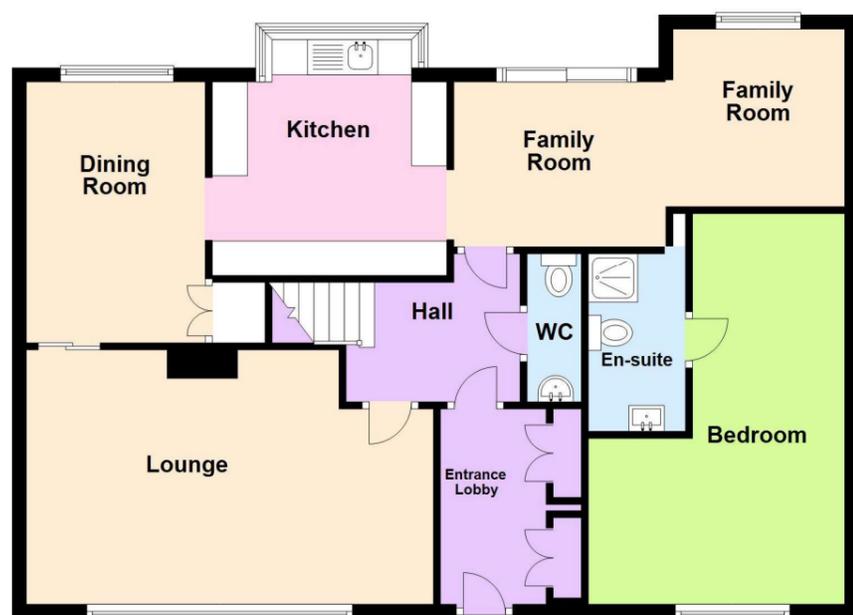


- Substantial detached family home
- Six bedrooms and three bathrooms
- Approximately 2000 square feet
- Large enclosed rear garden
- Three reception rooms
- En suite bedrooms at both ground and first floor
- Ample off road parking
- Close to Sheffield and the M1

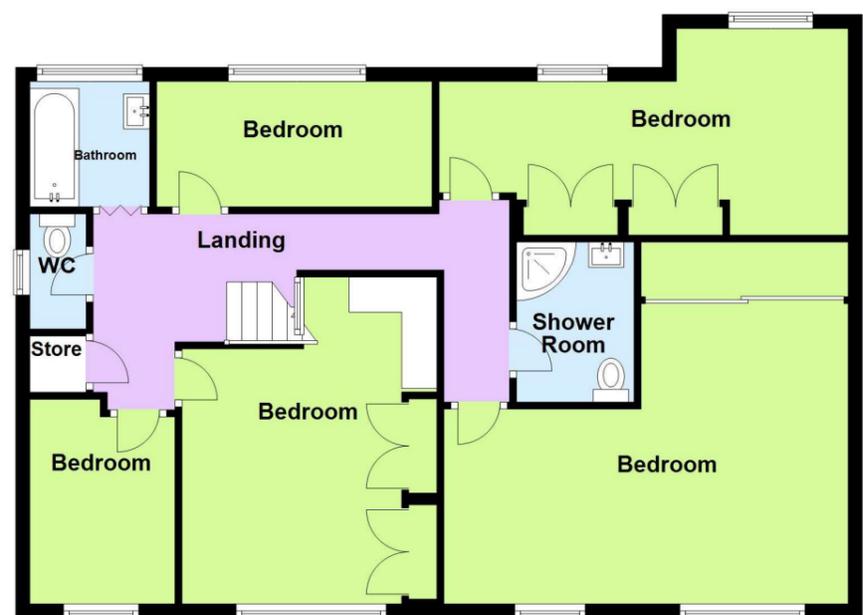
Disclaimer

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. 178.1 sq. metres (1916.6 sq. feet)

This plan is used for illustration purposes only