

Freehold

Asking Price: £350,000

Lindum Drive, Wickersley,  
Rotherham, South Yorkshire, S66



LINCOLN RALPH



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# Lindum Drive, Wickersley, Rotherham, South Yorkshire, S66

## FANTASTIC WICKERLSEY LOCATION! EXTENDED FOUR BEDROOM, TWO BATHROOM, SEMI DETACHED HOME! CUL DE SAC POSITION, IDEALLY LOCATED FOR ALL WICKERSLEY HAS TO OFFER!

This beautifully appointed four bedroom semi detached home genuinely requires an internal inspection to appreciate the size and quality of accommodation on offer. The home is perfectly placed to access all that Wickersley has to offer including highly regarded schools, shopping at the Tanyard and the M18/M1 motorway network. The extended accommodation briefly comprises a porch, hallway, bay windowed lounge, open plan family kitchen, lobby, ground floor WC and a utility room. To the first floor is a landing, four bedrooms along with a family bathroom and shower room. Outside, ample off road parking is provided by a block paved driveway. To the rear is a generous well appointed garden that is laid to lawn. Call Lincoln Ralph today to arrange your viewing!

**Porch** Front facing UPVC double glazed window and entrance door along with a tiled floor. A UPVC double glazed entrance door opens to the hallway.

**Hallway** Stairs rise to the first floor landing. There is a radiator and doors open to the lounge and kitchen.

**Lounge** 4.42 x 3.79. (The first measurement is taken into the bay window) A well presented room with a feature fire surround having a decorative back an tiled hearth incorporating a living flame gas fire. There is coving to the ceiling, front facing UPVC double glazed bay window and a radiator.

**Open Plan Kitchen/Family Room** 5.80 x 5.70. (The latter measurement reduces to 4.07) Forming the hub of the family home and being a great space for entertaining is this open plan kitchen/family room. Fitted with a range of wall mounted and base level handle less units with concealed lighting and work surfaces incorporating a stainless steel sink with mixer tap. There is space for a cooker with extractor hood over, space for an American style fridge freezer, integrated dishwasher, along with wood effect laminate flooring and downlights to the ceiling. Having rear facing UPVC double glazed windows and French doors, two radiators and an under stair storage cupboard. Doors open to a lobby and the utility room.

**Lobby** Having wood effect laminate flooring and a door opens to the WC.

**WC** 1.45 x 1.21. Fitted with a white low flush WC, wash hand basin with tiling to splashback height, radiator and a UPVC double glazed window.

**Utility Room** 2.93 x 1.99. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. Having tiling to splashback height and to the floor, space for tumble dryer and washing machine along with plumbing for a dishwasher. Having a heated chrome towel rail and a rear facing UPVC double glazed entrance door. A door opens to the garage.

**Landing** Having coving to the ceiling and access to the loft with pull down ladder. Doors open to the bedrooms, bathroom and shower room.

**Bedroom 1** 4.10 x 4.08. (The first measurement is taken into the bay window) Having a built in wardrobe, front facing UPVC double glazed bay window and a radiator.

**Bedroom 2** 3.55 x 3.38. Rear facing UPVC double glazed bay window and a radiator.

**Bedroom 3** 3.84 x 2.30. Having a fitted wardrobe, front facing UPVC double glazed window and a radiator.

**Bedroom 4** 2.61 x 2.43. Front facing UPVC double glazed window and a radiator.

**Bathroom** 2.28 x 1.69. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to splashback height, heated chrome towel rail and a rear facing UPVC double glazed window.

**Shower Room** 2.27 x 1.98. Fitted with a white suite comprising a shower cubicle, low flush WC and a vanity wash hand basin. There is under floor heating, tiling to the walls and floor along with a rear facing UPVC double glazed window.

**Outside** The home is located on a no through road and has ample off road parking by way of a block paved driveway that in turn leads to an integral garage. To the rear is a generous, well appointed landscaped garden with a block patio opening to a lawned garden with shrub border. In addition there is a feature flagged seating area set beneath a pergola and a further pebbled area and a log cabin.

**Log Cabin** 3.72 x 2.71. Power and lighting

**Garage** 4.59 x 2.20. Having a remote roller shutter door, radiator power and lighting. A door opens to the utility room.

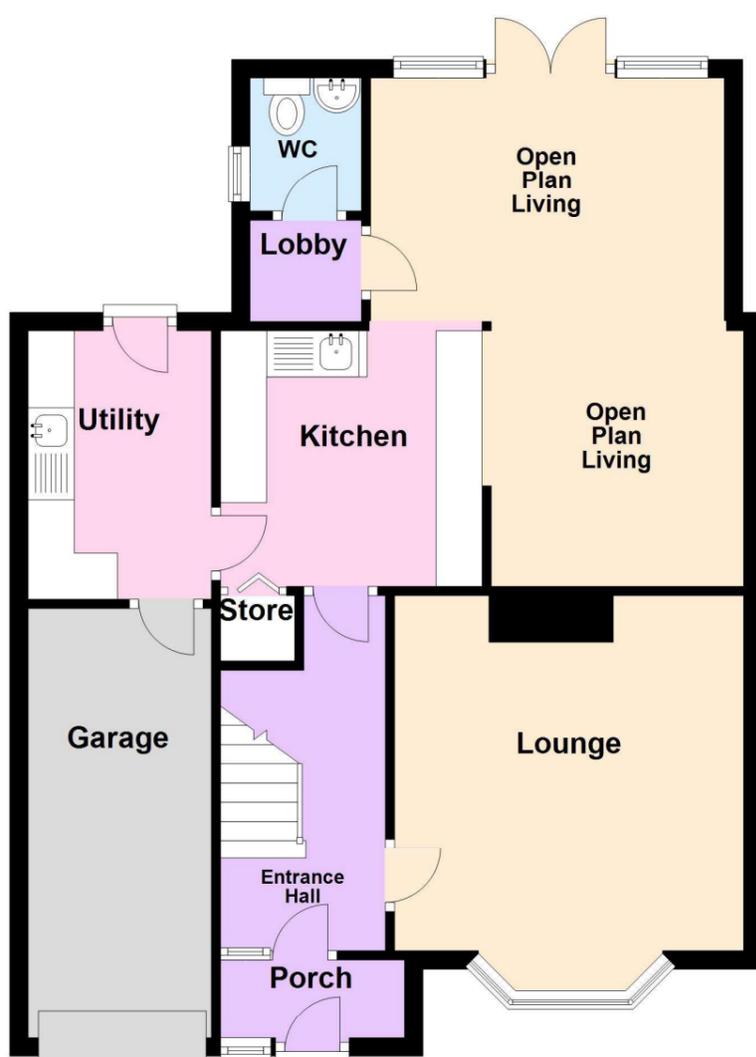


- Four bedroom semi detached
- Significantly extended
- Two bathrooms
- Sought after location
- Driveway and garage
- Attractive gardens
- Ideally positioned to access local amenities
- Viewing is essential!

### 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. 126.9 sq. metres (1365.8 sq. feet)

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