



LINCOLN RALPH



Green Lane, Wickersley, Rotherham, S66

LOCATION! LOCATION! LOCATION! A FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF THE SOUGHT AFTER VILLAGE OF WICKERSLEY!

A four double bedroom semi detached home that is ideally placed to access all that Wickersley has to offer, including shopping at the Tanyard, bars and restaurants along with highly regarded schools. The spacious accommodation briefly comprises an entrance lobby, bay windowed lounge, breakfast kitchen and a dining room. To the first floor is a landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Outside, off road parking is provided to the front by way of a patterned concrete driveway and to the rear is an enclosed garden that is mainly laid to lawn. Viewing is highly recommended! Avoid disappointment and arrange your viewing by calling Lincoln ralph today!

Entrance Lobby Having a front facing entrance door, tiling to the floor and a radiator. Stairs rise to the first floor and a door opens to the lounge.

Lounge 4.16 x 3.95. (The latter measurement is excluding the bay window) Having a feature fire surround with a hearth and back incorporating a living flame gas fire. There is a front facing UPVC double glazed bay window, radiator and a door opens to the kitchen.

Breakfast Kitchen 4.09 x 2.86. Fitted with range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for a washing machine, integrated dishwasher and a built in fridge. Having tiling to splashback height and to the floor, breakfast bar, under stairs storage cupboard and a radiator. In addition there are two rear facing UPVC double glazed windows, rear facing UPVC double glazed entrance door and a door opens to the dining room.

Dining Room 3.30 x 3.04. Having tiling to the floor, rear facing UPVC double glazed French doors and a radiator. A door opens to the garage.

Landing Doors open to the bedrooms and bathroom.

Master Bedroom 3.60 x 3.09. Coving to the ceiling, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.40 x 2.0. Fitted with a white suite comprising a shower enclosure with monsoon head, vanity wash hand basin and a low flush WC. There is tiling to splashback height and a heated chrome towel rail.

Bedroom 2 2.96 x 2.95. Rear facing UPVC double glazed window, coving to the ceiling and a radiator.

Bedroom 3 3.06 x 2.97. Front facing UPVC double glazed window and a radiator.

Bedroom 4 3.60 x 3.07. Front facing UPVC double glazed window and a radiator.

Family Bathroom 2.04 x 1.85. Fitted with a white suite comprising a P shaped bath with shower screen and monsoon shower over, low flush WC and a wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside The home has the benefit off road parking to the front by way of a patterned concrete driveway that in turn gives access to an integral garage. At the rear is an enclosed garden with a block paved patio that opens to an artificial lawn with shrub borders and mature trees along with a decked seating area.

Garage 5.57 x 3.09. Remote roller shutter door, power and lighting.

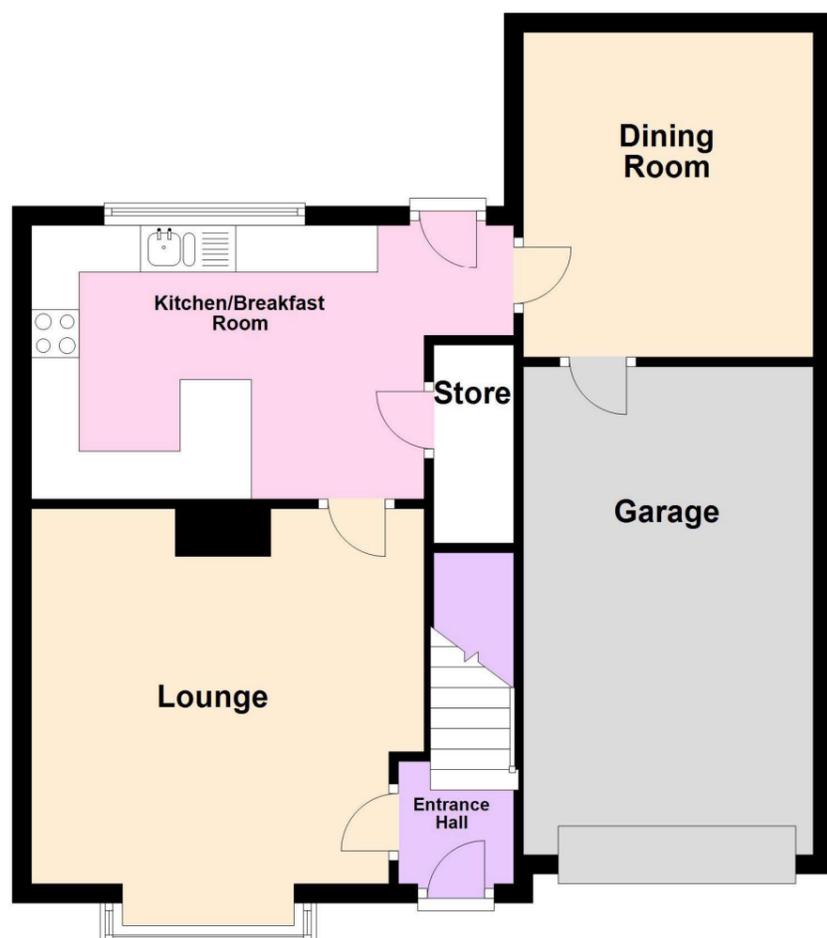


- Four double bedroom semi detached
- Planning granted for single storey rear extension
- Planning reference: RB2021/1923
- Two reception rooms
- Superb location
- Driveway & garage
- Well placed for a range of highly regarded amenities
- Master bedroom with en-suite
- Viewing is essential!

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

