

Freehold

Asking Price: £390,000

Austwood Lane, Braithwell,
Rotherham, S66



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Austwood Lane, Braithwell, Rotherham, S66

TUCKED AWAY IN THE HEART OF THIS SOUGHT AFTER PICTURESQUE VILLAGE AND BOASTING THREE BEDROOMS, GENEROUS SIZE PLOT WITH FURTHER POTENTIAL AND MUCH MORE!

Located in the heart of the sought after, picturesque village of Braithwell is this sizable three bedroom detached home. The dwelling occupies a generous size plot offering further potential and enjoys ample off road parking by way of a driveway and garage. Braithwell offers semi rural living while being just a short drive away from amenities in Maltby along with the M18/M1 motorway network making this the perfect hub for commuters. The well presented accommodation briefly comprises an entrance hallway, ground floor WC, spacious lounge, fitted kitchen, dining room and a utility room. To the first floor is a landing, three bedroom and a bathroom. Outside, there are mature gardens to the front, side and rear. Viewing is highly recommended to fully appreciate the accommodation on offer. Call Lincoln Ralph today!

Entrance Hallway 3.89 x 2.74. A welcoming hallway with a front facing double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the WC, lounge and kitchen.

Lounge 5.0 x 4.93. A spacious room with a stone fire surround, hearth and back with a brick chimney recess incorporating a multi fuel burner. Having decorative coving to the ceiling, front facing UPVC double glazed window and a radiator.

WC Fitted with a white low flush WC, wash hand basin with tiling to splashback height and to the floor along with a side facing UPVC double glazed window.

Kitchen 4.61 x 2.86. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl ceramic sink with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over and a built in fridge. Having tiling to splashback height, radiator and a rear facing UPVC double glazed window. The room opens to the dining room and a door opens to the utility room.

Dining Room 3.01 x 2.86. A light and pleasant room with rear facing UPVC double glazed French doors.

Utility Room 3.20 x 2.48. Fitted with wall mounted and base level units with a work surface incorporating a stainless steel sink with mixer tap. Having tiling to splashback height and to the floor, downlights to the ceiling, front facing UPVC double glazed window and a rear facing entrance door.

Landing Having a side facing UPVC double glazed entrance door and a radiator.

Bedroom 1 5.0 x 3.46. Front facing UPVC double glazed window and a radiator.

Bedroom 2 3.39 x 3.33. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.72 x 2.35. Front facing UPVC double glazed window and a radiator.

Bathroom 4.34 x 2.31. (The first measurement is the maximum measurement) A generous size bathroom that is fitted with a white suite comprising a bath set within a tiled plinth, shower enclosure, low flush WC and a wash hand basin. Having partial tiling to the walls, tiling to the floor, rear facing UPVC double glazed window, heated chrome towel rail and an extractor fan. A cupboard houses the central heating boiler.

Outside The residence enjoys a position in the heart of the village and has ample off road parking provided by a block paved driveway and garage. The front garden is attractively presented with a tree lined border and a variety of shrubs. To the side and rear and lawned gardens with flagged seating areas.

Garage 7.21 x 3.62. Up and over door, power and lighting.



- Three bedroom detached home
- Sought after village location
- Spacious accommodation
- Generous size plot
- Mature gardens
- Driveway and garage
- Perfectly placed for the commuter
- Viewing is essential!

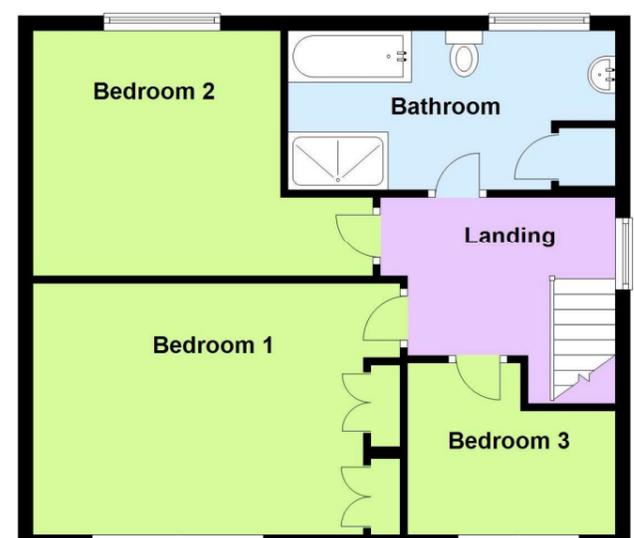
Disclaimer

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. 148.6 sq. metres (1599.7 sq. feet)

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