



LINCOLN RALPH



Moor Lane North, Ravenfield, Rotherham, S65

BRAND NEW BUNGALOW CONVERSION, OPEN PLAN LIVING, EXCEPTIONAL STANDARDS THROUGHOUT, OVER 1200 SQUARE FEET, LARGE REAR GARDEN WITH WESTERLY ASPECT, NO ONWARD CHAIN!

A truly outstanding bungalow conversion which offers high order specification throughout along with open plan living within this ever popular and sought after location. With ample parking to front and rear and large rear garden with westerly aspect this superb home has central heating, double glazing, brand new fitted carpets and accommodation of exceptional size in excess of 1200 square feet. Entrance hall, fabulous open plan living/kitchen/dining area, three bedrooms including master en suite and separate family bathroom with full suite including shower area. Easy access to village amenities, nearby Wickersley and the motorway network make this an ideally placed home which truly warrants inspection!

Entrance Hall With composite double glazed front door.

Family Dining Kitchen 8.55 x 5.81. A superb and large open plan living/kitchen and dining area with a range of contemporary fitted units with marble effect worktops, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Side and rear windows and French doors opening to the rear. There are an array of integrated appliances comprising fridge freezer, washing machine, dishwasher, electric hob with extractor and electric oven.

Bedroom One 4.91 x 3.54. (Maximum measurements)
With front window and access to the loft space.

En Suite Shower Room 2.45 x 1.27. With wc, wash basin with vanity beneath and shower enclosure with electric shower. Tiling to the shower area and wash basin, extractor fan, towel rail/radiator and tiled effect vinyl floor.

Bedroom Two 4.23 x 3.28. (Maximum measurements irregular room size)
With side window.

Bedroom Three 3.58 x 2.60. (Maximum measurements irregular room size)
With front window.

Bathroom 3.25 x 2.31. With suite comprising wc, wash basin with vanity beneath, bath and walk in shower area with monsoon head shower, separate hand attachment and glass screen. Tiled effect vinyl floor, towel rail/radiator, extractor fan and majority wall tiling.

Outside To the front is a tarmac driveway providing off road parking and small lawned area. There is also a shared drive adjacent to no 3 Moor Lane North which leads to the rear where there is further allocated parking for two cars. The large enclosed rear garden has stone paved patio area, split level lawned lawns, access gate to the rear parking area and sunny westerly aspect.



- Fabulous semi detached bungalow
- Huge open plan living area
- Exceptional standards throughout
- Front drive for ample parking
- Large rear garden and further allocated parking
- Three bedrooms and two bathrooms
- No onward 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. 106.3 sq. metres (1144.6 sq. feet)

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