

Freehold

Asking Price: £625,000

Lings Lane, Wickersley, Rotherham,
South Yorkshire, S66



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THE PERFECT LOCATION! A FOUR BEDROOM DETACHED FAMILY HOME WITH ACCOMMODATION EXTENDING TO IN EXCESS OF 2000 SQUARE FEET, BEAUTIFUL GARDENS! ATTRACTIVELY PRESENTED AND MUCH MORE!

An attractive four bedroom detached family home that is situated within this highly desirable location and boasts accommodation extending to in excess of 2000 square feet. The prime location affords great access to a range of quality amenities in the village of Wickersley and includes shopping at The Tanyard, restaurants and bars along with being within the catchment area for well regarded primary and secondary schools. The substantial accommodation briefly comprises an entrance hallway, lounge, dining room, ground floor WC, breakfast kitchen and utility room. To the first floor is a galleried landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Outside ample off road parking is provided by a driveway and integral garage. At the rear beautifully appointed, mature gardens compliment the abode. Viewing is highly recommended! Call Lincoln Ralph today!

Entrance Hall Front facing UPVC double glazed window and entrance door. Decorative coving to the ceiling, under stairs storage cupboard and a radiator. Stairs rise to the first floor landing and doors open to the lounge, dining room, kitchen and ground floor WC.

Ground Floor WC 2.07 x 0.97. Fitted with a white suite comprising a low flush WC and a wash hand basin. There is a rear facing UPVC double glazed window and a radiator.

Lounge 7.73 x 3.94. (The first measurement excludes the bay window) A spacious room with a focal fire surround with a decorative back and a tiled hearth incorporating a living flame gas fire. Having decorative coving to the ceiling, front facing UPVC double glazed bay window, rear facing IPVC double glazed patio doors and a radiator.

Dining Room 3.81 x 3.44. Front facing UPVC double glazed window and a radiator. A door opens to the kitchen.

Breakfast Kitchen 5.23 x 3.50. Forming the hub of the family home is this attractive kitchen that is fitted with a range of base level units in a white high gloss finish with plinth mood lighting. There are work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap, four ring induction hob and electric oven with extractor hood over. Having an integrated fridge and dishwasher along with an island unit with breakfast bar, coving and downlights to the ceiling. In addition there is wood effect flooring, rear facing UPVC double glazed window, rear facing UPVC double glazed entrance door and a radiator. A door opens to the utility room.

Utility Room 4.43 x 1.75. Fitted with a work surface and having space for two fridge freezers, plumbing for a washing machine and space for a dryer. There is wood effect flooring and downlights to the ceiling. A cupboard houses the central heating boiler. A door opens to the garage.

Galleried Landing Having downlights to the ceiling, front facing UPVC double glazed window and a storage cupboard. Doors open to the bedrooms and family bathroom.

Master Bedroom 5.77 x 5.02. Two front and one rear facing UPVC double glazed windows, coving to the ceiling and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.47 x 2.27. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, heated chrome towel rail and a rear facing UPVC double glazed window.

Bedroom 2 3.95 x 3.77. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.93 x 3.87. (The latter measurement excludes the bay window) Front facing UPVC double glazed bay window and a radiator.

Bedroom 4 3.83 x 3.46. Front facing UPVC double glazed window and radiator.

Family Bathroom 3.79 x 2.27. A beautifully appointed room that is fitted with a white suite comprising a shoe style bath, shower enclosure with monsoon head, vanity wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, downlights to the ceiling, heated chrome towel rail and a rear facing UPVC double glazed window.

Outside At the front timber gates open to a tree and shrub lined block paved driveway that provides ample off road parking that in turn gives access to the double garage. At the rear is a wonderful garden that has been landscaped to include a flagged patio with attractive lawned gardens, shrub and conifer borders along with a block paved pathway that leads to a useful garden shed.



- Four bedroom detached home
- Highly desirable location
- Perfect for local amenities
- CCTV
- NEST thermostat controlled heating
- Master bedroom with en-suite
- Over 2000 square feet
- 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.



Total area: approx. 225.1 sq. metres (2422.9 sq. feet)

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