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LINCOLN RALPH

Stonely Brook, Ravenfield,
Rotherham, South Yorkshire, S65

Asking Price: £350,000
Freehold

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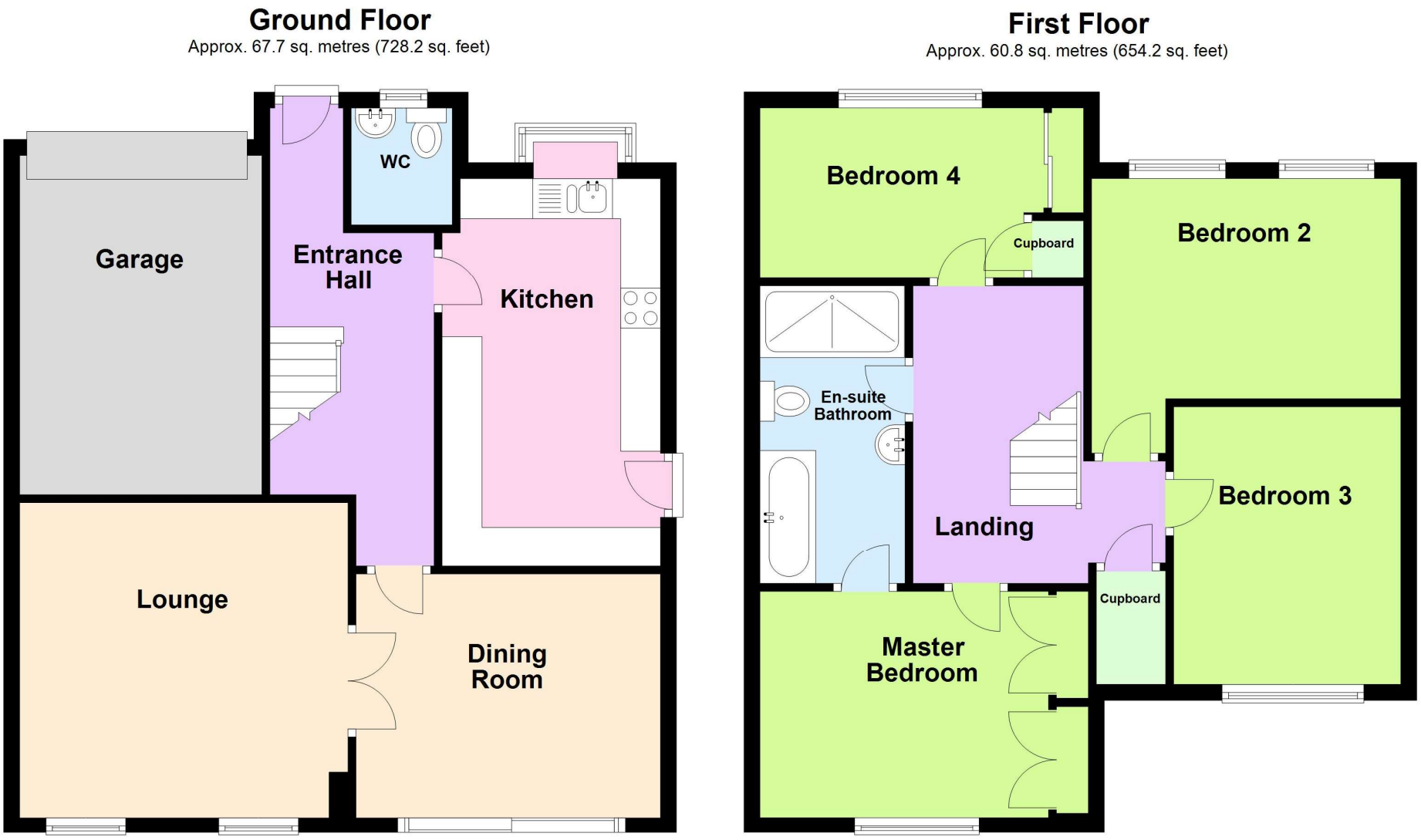
SUPERBLY APPOINTED FAMILY HOME, HEAD OF CUL DE SAC LOCATION, FOUR BEDROOMS, TWO RECEPTION ROOMS, BEAUTIFUL GARDEN, DRIVE AND GARAGE!

Occupied by the present owners since original construction an immaculately appointed four bedroom detached family home which occupies an enviable position at the head of this exclusive modern development. Including gas central heating and double glazing, attractive enclosed rear garden and wide drive and integral garage to the front this lovely home is within easy reach of a wide range of amenities and the M18/M1 motorway network both of which are within short drive. Entrance hall, cloakroom/wc, fitted kitchen, lounge and separate dining room to the ground floor with four first floor bedrooms and large family bathroom which has been converted to incorporate the original master bedroom en suite. An absolute must view!

Entrance Hall With composite front entrance door, Amtico flooring, understairs storage and oak and glass staircase rising to the first floor.
Cloakroom/WC With wc and wash basin with vanity beneath in white. Front window, towel rail/radiator, fully tiled floor and partial to walls.
Kitchen *4.83 x 2.76*. A beautiful fitted kitchen with a range of shaker style units with granite work surfaces and upstands, one and a half bowl sink with mixer tap and tiling above the upstands. Front box bay window, plumbing for washer, Amtico flooring, serving hatch, downlights to ceiling and double glazed external door to the side. There are an array of integrated appliances comprising dishwasher, fridge freezer, four ring gas hob with extractor, combination microwave and double electric oven.
Dining Room *3.81 x 3.05*. With Amtico flooring, serving hatch back to the kitchen, patio doors opening to the rear and double doors providing access to the lounge.
Lounge *4.13 x 3.94*. With two rear windows and focal fire surround with marble inlay and hearth and open flame gas fire.
First Floor Landing With eaves storage cupboard.
Master Bedroom *3.33 x 3.42*. (Maximum measurements through wardrobes)
With rear window, full length wardrobes to one wall and access door to the bathroom.
Bathroom *3.73 x 1.02*. The bathroom now incorporated the origin master bedroom en suite and is accessible both from the master bedroom and the landing. The suite comprises wc, wash basin with vanity beneath, bath with tiled surround and walk in shower area. Panelled ceiling with downlights, towel rail/radiator, two side windows and fully tiled floor and walls.
Bedroom Two *3.97 x 2.76*. (Minimum measurements excluding door recess)
With front window.
Bedroom Three *3.50 x 2.86*. With rear window.
Bedroom Four *3.33 x 2.13*. With rear window, loft access, fitted wardrobes and cylinder cupboard.
Outside To the rear of the house are attractive fence enclosed lawned gardens with fauna screening panels, stone paved patio, garden shed, composite decking and gazebo with seating. There is a gated block paved path to the side with outside tap and lighting and to the front wide providing off road parking for three cars and access to the garage.
Garage *5.52 x 2.78*. With automated roller entry door, light, power and gas boiler. The garage incorporates a lift enabling housing for more than one vehicle.

- Beautiful family home
- Modern cul de sac development
- Four bedrooms
- Two reception rooms
- Fabulous fitted kitchen
- Lovely enclosed rear garden
- Drive and garage

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. 128.4 sq. metres (1382.3 sq. feet)

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