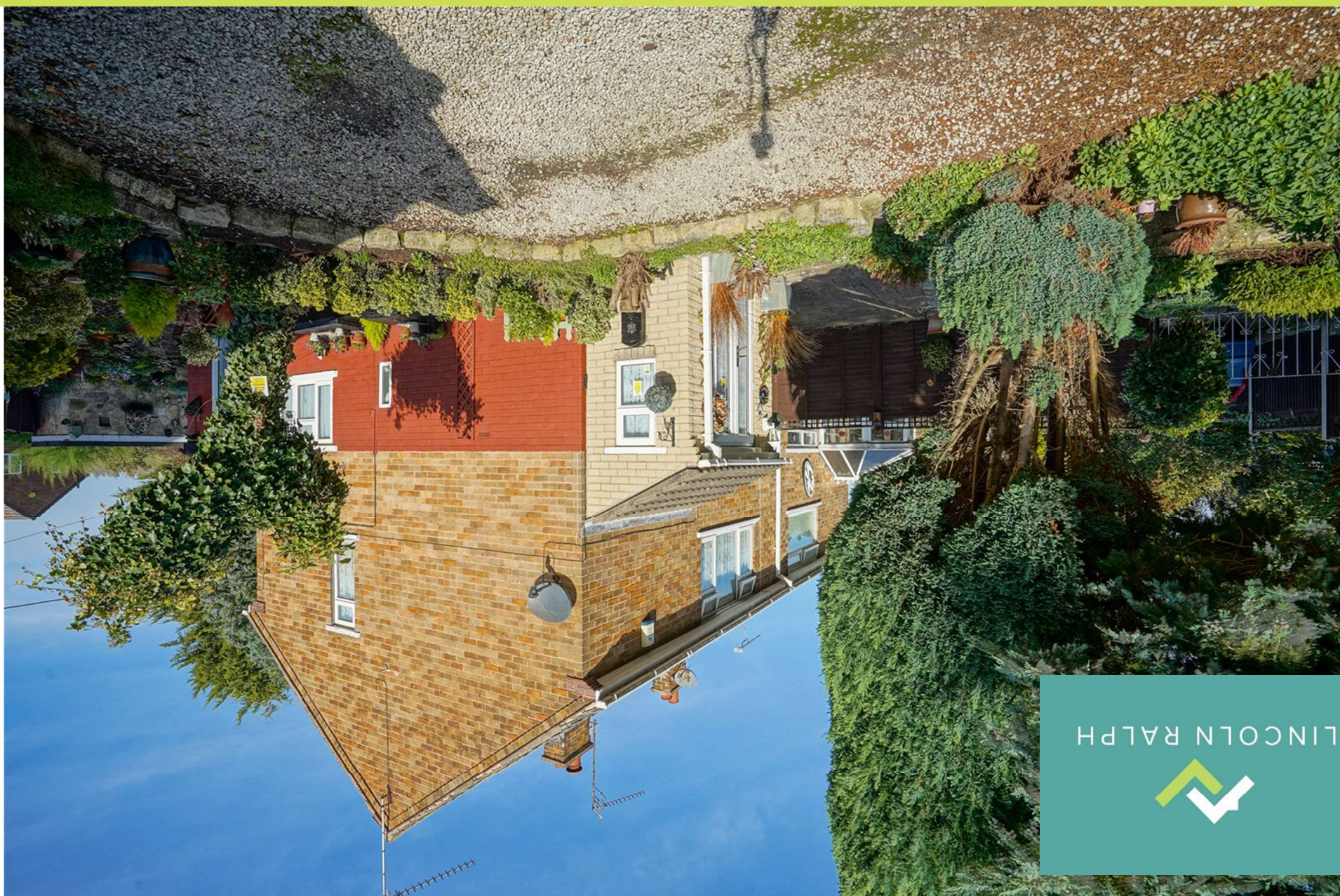


Freehold

Guide Price: £210,000-£220,000

Scotch Spring Lane, Stainton, Rotherham,
South Yorkshire, S66



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SOUGHT AFTER, PICTURESQUE, VILLAGE LOCATION! TWO DOUBLE BEDROOM, SEMI DETACHED HOME! VIEWING IS HIGHLY RECOMMENDED!

An attractively presented, two double bedroom, semi detached home located in the heart of the sought after, picturesque village of Stainton. The residence is within walking distance of the village inn and beautiful countryside walks yet within a short drive of nearby shopping amenities in Tickhill and Maltby and the M18/M1 motorway networks. The accommodation briefly comprises a porch, lounge, dining kitchen and a garden room. To the first floor is a landing, two double bedrooms and a bathroom. The loft has been boarded to provide a useful space. Outside, the property is accessed via a shared lane that opens to off road parking at the front. There are low maintenance gardens to the front, side and rear. Viewing is a must! Avoid disappointment and call Lincoln Ralph today!

Entrance Porch Front facing UPVC double glazed entrance door, side facing UPVC double glazed window and a coat cupboard. A door opens to the lounge.

Lounge 5.26 x 3.51. (The first measurement is the maximum measurement) A pleasant room with a fire surround having a tiled hearth and back incorporating a real fire. Having coving to the ceiling, dado rail, front facing UPVC double glazed window and a radiator. Stairs rise to the first floor landing and a door opens to the kitchen.

Kitchen Diner 5.26 x 2.97. Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring electric hob and oven with extractor hood over, plumbing for a washing machine and dishwasher along with space for a fridge freezer. Having tiling to splashback height and to the floor, side facing UPVC double glazed window and a radiator. A rear facing double glazed door opens to the garden room. In addition there is an understairs pantry with a side facing UPVC double glazed window.

Garden Room 4.87 x 2.17. Rear facing UPVC double glazed window, side and rear facing double glazed patio doors. Tiling to the floor and a radiator.

Landing Having access to the loft, side facing UPVC double glazed window and a radiator. Doors open to the bedrooms and bathroom.

Bedroom 1 4.68 x 3.06. (The first measurement is the maximum measurement and reduces to 3.59 - both taken to the front of the wardrobe) Fitted with a range of mirror fronted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 2.89 x 3.32. (The first measurement reduces to 2.57 and the latter is the maximum) Having a fitted wardrobe and airing cupboard, rear facing UPVC double glazed window and a radiator.

Bathroom 1.89 x 1.54. Fitted with a white suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Having tiling to the walls, wood effect laminate flooring, spotlights to the ceiling and a rear facing UPVC double glazed window.

Loft The loft has been boarded to the walls and floor and benefits from power and lighting. A doorway opens to a useful loft storage area.

Outside The property is access via a shared lane that opens to a driveway that provides ample off road parking. To the front is a flagged seating area with raised shrub borders and conifers. To the side is a woodchip shrubbery and a pathway that leads to the enclosed rear garden that is predominately woodchipped with a rockery boasting a variety of shrubs. A brick built shed with York stone facade, power and lighting provides an excellent storage area (2.12 x 1.52) In addition there is a York stone coal store.



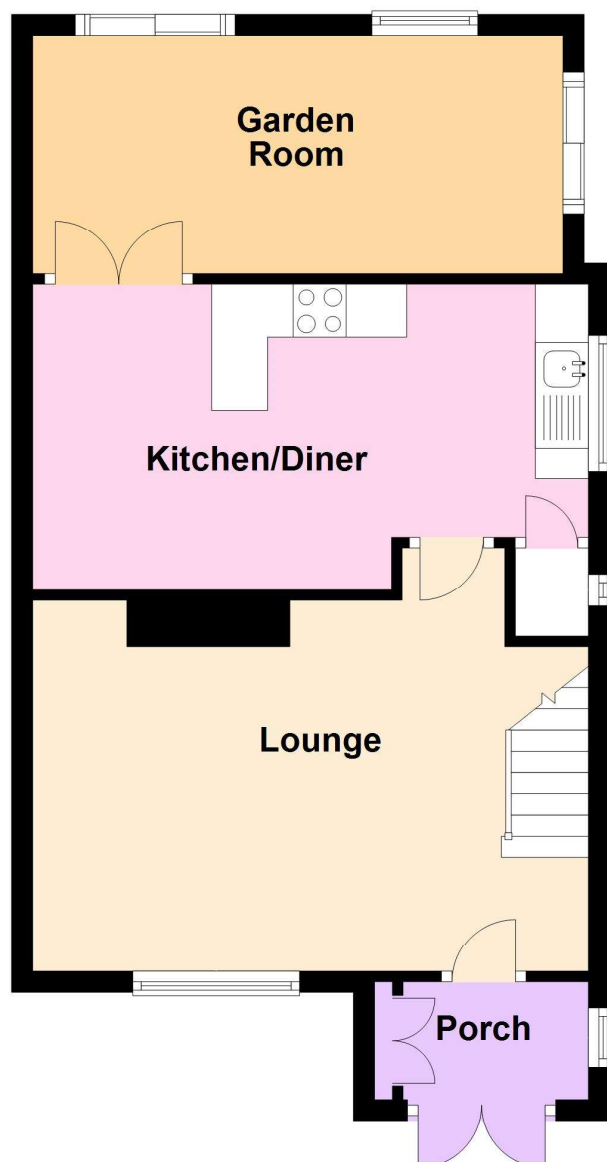
- Two double bedrooms
- Semi detached home
- Picturesque, village location
- Off road parking
- Short drive from amenities
- Perfectly placed for countryside walks
- Garden room
- Solid fuel central heating
- Viewing is essential!

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.

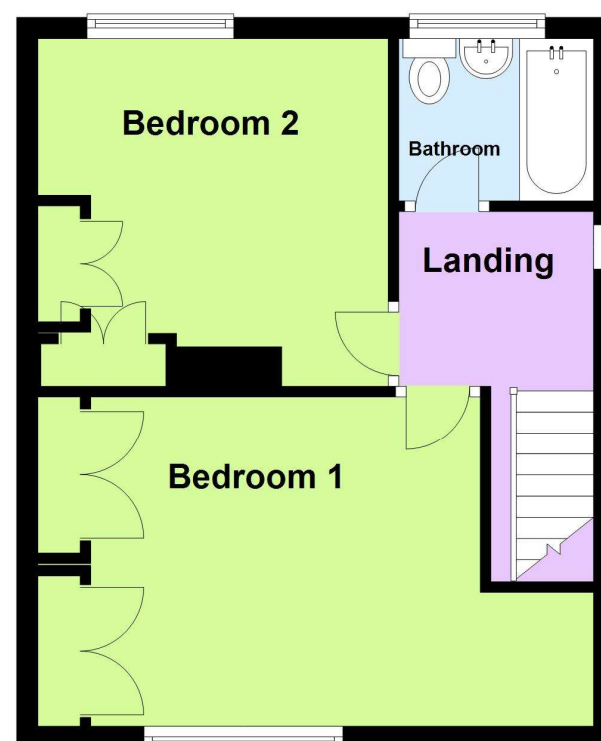
Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

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