

LINCOLN RALPH





# Lings Lane, Wickersley, Rotherham, South Yorkshire, S66

## STYLE, SIZE AND CHARACTER! STONE BUILT VICTORIAN VILLA, THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS, EXTENDED TO SIDE, FABULOUS LOCATION!

Rarely do properties of this nature become available within this ever sought after location. Offering size, style and character this three double bedroom Victorian family home exudes charm and quality throughout. Extended to the side to create even more room and with versatile accommodation arranged over three levels. With gas central heating, double glazing, three reception rooms, fabulous kitchen and bathroom, enclosed rear lawned garden and off road parking to the front. Entrance hall, bay windowed lounge, dining room, kitchen, superb garden room, utility and wc to the ground floor with two first floor double bedrooms and bathroom. The roof conversion provides an addition double bedroom. Within short walk of comprehensive village amenities and well regarded junior and senior schools as well as Wickersley Woods for the avid walkers. Short drive also to the M18/M1 making this an ideally placed home which has been immaculately maintained by the present owner. An absolute must view!

**Entrance Hall** With composite front entrance door and stairs rising to the first floor.

**Lounge** 5.15 x 3.80. (Maximum measurements to bay) A lovely room with large front bay window and focal fire surround with cast iron inset, open flame gas fire and slate hearth. Double doors provide access to the dining room.

**Dining Room** 3.40 x 3.21. With oak laminate floor and red brick chimney breast with tiled hearth and inset log burning stove.

**Kitchen** 3.60 x 3.09. A kitchen by John Lewis that has been fitted within the last four years and boasts high spec integrated appliances. The focal point of the room is the large central island with Corian worktop, inset sink with mixer tap, four ring gas hob with suspended extractor hood, breakfast bar, drawers beneath and integrated fridge. The wall unit incorporates single electric oven with combination microwave. Downlights to ceiling, LVT flooring and access to the cellar.

**Utility Room** 2.60 x 1.30. Forming the side extension and a continuation of the kitchen. Velux window, one and a half bowl stainless steel sink with mixer tap and worktop surround with tiling and storage beneath. Wall mounted electric heater, integrated washer, dishwasher and fridge freezer, LVT flooring and recess bar area with glass shelving.

**Ground Floor WC** With wc in white, rear window, towel rail/radiator, downlights, extractor fan and LVT flooring.

**Garden Room** 3.40 x 3.21. Overlooking the rear garden and full of natural light. Aluminium constructed with bi-folds opening to the rear, underfloor heating, LVT flooring and opening roof lights.

**First Floor Landing** With oak laminate floor, shelved storage, understairs storage and stairs rising to the top floor.

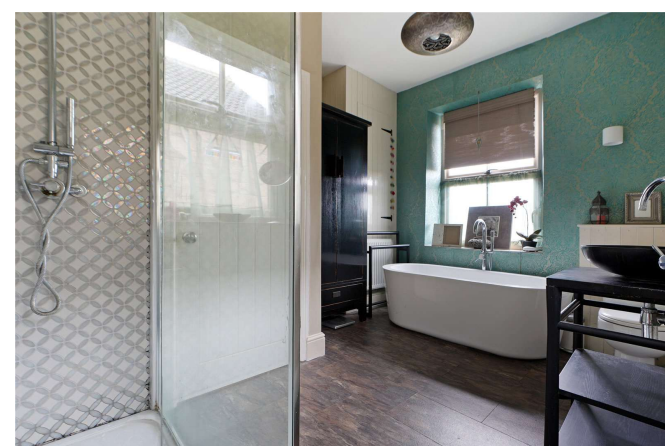
**Bedroom One** 5.00 x 3.78. (Maximum measurements) With two front windows and original dog grate fireplace.

**Bedroom Two** 3.95 x 3.03. With rear window and stained wooden floor. There are two sets of double door wardrobes which the owner intends to leave.

**Bathroom** 3.62 x 3.07. (Maximum measurements) A beautiful bathroom with suite comprising, wc, feature bowl wash basin and free standing bath with stantion mixer shower. Walk in shower area with monsoon shower head and separate hand attachment, extractor fan, LVT flooring, side and rear windows and cupboard housing the Vaillant combination gas boiler.

**Bedroom Three** 4.83 x 4.83. (Maximum measurements) A top floor double bedroom with stained wooden floor, three Velux windows and eaves storage areas.

**Outside** To the front of the house is a block paved area providing off road parking for two cars. To the rear of the house is a split level stone paved patio area with lower level lawned gardens, outside tap, stone outbuilding and further stone paved patio at the rear boundary. There is an access gate to the rear boundary and also pedestrian access to the side through the rear of no 15 Lings Lane.



- Fabulous location
- Extended Victorian Villa
- Three double bedrooms
- Three reception rooms
- Off road parking
- Lovely rear garden

### 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.

## 13 LINGS LANE

APPROXIMATE GROSS INTERNAL AREA = 154.0 SQ M / 1658 SQ FT

CELLAR = 22.4 SQ M / 241 SQ FT

TOTAL = 176.4 SQ M / 1899 SQ FT



Illustration for identification purposes only,  
measurements are approximate, not to scale.