

Freehold

Asking Price: £795,000

Lings Lane, Wickersley,
Rotherham, South Yorkshire, S66



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SUPERB PROPERTY IN A SUPERB LOCATION! TOTALLY RENOVATED AND EXTENDED, OVER 2500 SQUARE FEET, FOUR BEDROOMS AND THREE BATHROOMS, FABULOUS FAMILY DINING KITCHEN WITH BI-FOLDS, LARGE 0.2 ACRE PLOT, LONG DRIVE AND DOUBLE TANDEM GARAGE!

Within this highly regarded location a quite exceptional detached residence which has been totally remodelled and extended to create a family home of quality and size. Situated within a 0.2-acre plot with lawned gardens to front and rear this fabulous home has four/five bedrooms, three bathrooms, three reception rooms and long drive with double tandem garage. Including gas central heating, double glazing to windows and external doors and superb open plan family dining kitchen with bi-folds, lantern roof and underfloor heating. Entrance hall, cloakroom/wc, lounge, sitting room, playroom/bedroom, family dining kitchen, bar room, utility and rear porch to the ground floor with four first floor bedrooms, two of which are en suite and separate family bathroom. Short walk to comprehensive village amenities, well regarded junior and senior schools and woodland walks and short drive to the M18/M1 motorway. An absolute must view in this quality location!

Entrance Hall With composite front entrance door and laminate floor.

Cloakroom/WC 2.34 x 1.33. With wc, wash basin with drawers beneath, vinyl floor, towel rail/radiator and sensor entry lighting.

Sitting Room 4.62 x 3.95. (Maximum measurements to bay)

With front bay window and laminate floor.

Lounge 4.62 x 3.95. (Maximum measurements to bay)

With front bay window.

Playroom/Bedroom Five 3.80 x 3.00. (Measurements excluding door recess)

Offering potential for use as a ground floor bedroom. Side window, laminate floor and understairs storage.

Family Dining Kitchen 9.22 x 6.45. A fabulous large open plan room with lantern roof and bi-folds opening to the rear garden. The Ponsfords German fitted kitchen area has gas underfloor heating to the tiled floor, central island and an extensive range of fitted units in contrasting shade with quartz worktops and upstands and one and a half bowl sink with Quooker tap. There are an array of integrated appliances including full height fridge, dishwasher, Bosch electric oven and combination oven with warming drawer. The island unit has induction hob with down draught extractor, integrated freezer, data port, breakfast bar and storage beneath. Downlights to ceiling and laminate floor to the living area.

Bar 2.49 x 2.29. Adjoining the family dining kitchen and having rustic wooden bar tops with tiling and storage beneath, two side windows, downlights to ceiling and laminate floor.

Utility Room 3.41 x 2.42. With a range of fitted units with worktops and upstands, laminate floor, downlights to ceiling and plumbing for washer.

Rear Porch With double glazed rear entrance door.

First Floor Landing With store cupboard and ladder access to the loft.

Master Bedroom 5.30 x 4.10. (Maximum measurements)

With rear window and cupboard housing the combination gas boiler.

Walk in Wardrobe 1.96 x 1.94.

En Suite Shower Room 2.97 x 1.63. With wc, wash basin with vanity beneath and tiled shower area with monsoon shower head and reed glass screen. Vinyl floor, towel rail/radiator and downlights to ceiling.

Bedroom Two 4.40 x 3.81. (Maximum measurements)

With rear window.

En Suite Shower Room 1.99 x 1.68. With wc, wash basin with vanity beneath and corner shower enclosure with monsoon shower head and separate hand attachment. Extractor fan, vinyl floor, towel rail/radiator and downlights to ceiling.

Bedroom Three 3.97 x 3.09. (Maximum measurements)

With front window.

Bedroom Four 3.96 x 3.65. (Maximum measurements including recess)

With front window and laminate floor. **Bathroom** 2.95 x 1.86. (Measurements excluding door recess)

With wc, wash basin with drawers beneath and shower enclosure with small monsoon shower head. Towel rail/radiator, vinyl floor and tiling to the shower area. **Outside** The property stands within a plot of 0.2 acres with to the rear fence enclosed lawned gardens with stone paved patio, outside power and lighting and integral store. To the front are lawned gardens, outside lighting and long drive providing ample off road parking and access to the garage. **Garage** 9.60 x 3.00. A double tandem garage with roller entry door, light, power and access door to the side.

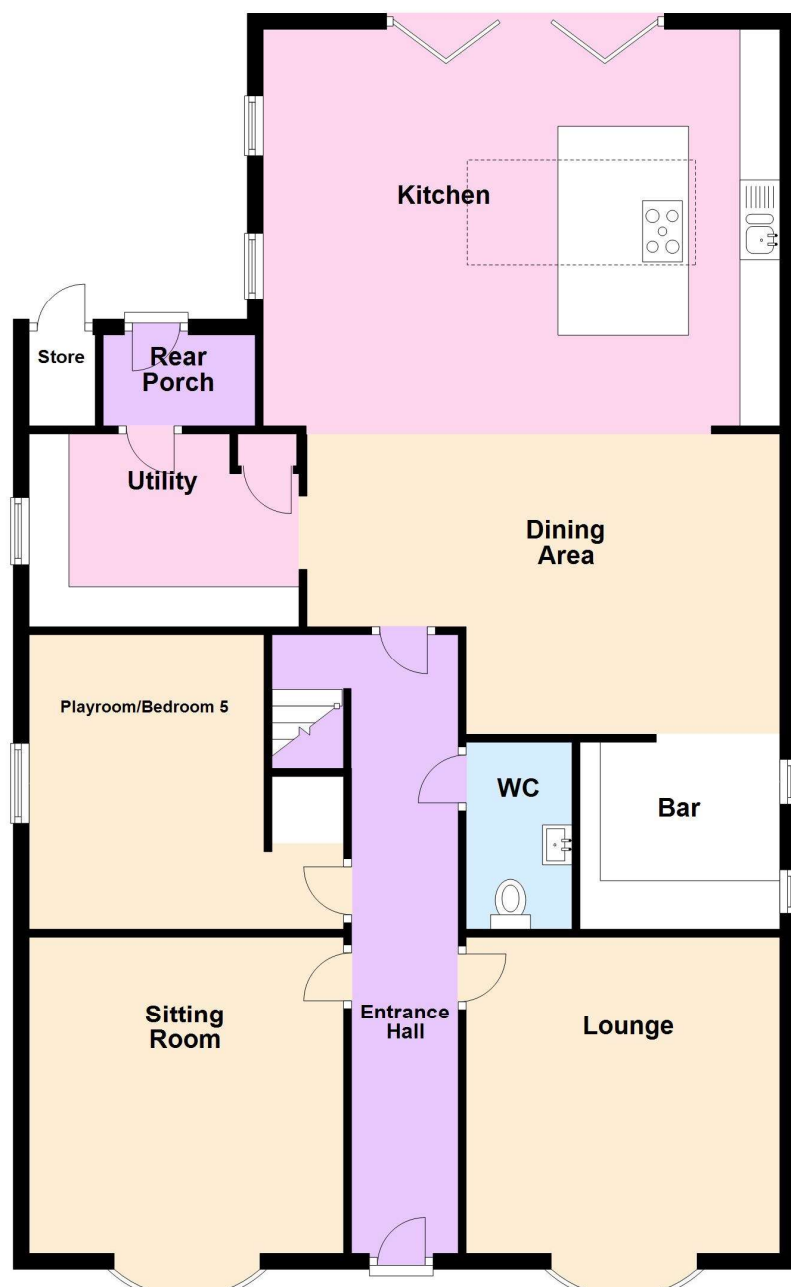


- Stunning detached dormer residence
- Totally renovated and extended
- Four bedrooms and three bathrooms
- Four reception rooms
- Gardens front and rear in 0.2 acre plot
- Long drive and garage

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.

Ground Floor



First Floor

