

The property is entered through a UPVC double glazed entrance door into entrance hall with staircase to first floor.

Lounge 20' x 11'



Beautifully decorated with a feature wall, where there is a newly-fitted feature fireplace with a gas fire. Two central heating radiators are fitted to this spacious lounge, with front facing upvc bay window, and coving to ceiling. French doors open into...

Family Room 13'9'' x 15'3''

Again beautifully decorated and presented, this light-filled family room is suitable for a whole range of possible uses. There are two large windows and UPVC double glazed French doors which open out onto the garden.



Inner Hallway

Has laminate floor, storage space for coats and shoes and door to the garden. Access into ...

Ground Floor Cloakroom /wc

Sensibly located for a family, there are in-built in storage cupboards, vanity wash basin, low flush WC. Laminate flooring, central heating radiator and extractor fan.

Dining Kitchen 18' x 10'

Extensively fitted with a range of solid wood base and wall cabinets having a light oak finish, co-ordinating worktops and wall tiling. There is



plumbing for a dishwasher, a built in, double Philips Whirlpool electric oven, housing for a microwave and a Hotpoint hob fitted. Space and point for a large freestanding fridge/freezer. Plenty of natural light is allowed into this family sized room, by having two rear facing UPVC double glazed windows. Central heating radiator. Ample space for dining furniture. Wall mounted boiler.



Utility Room 6'7" x 7'

A most useful area having plumbing for an automatic washing machine, space and point for a tumble dryer. Worktops and shelves are also fitted for extra storage. There are two upvc double glazed windows, one to the front and one to the side. Central heating radiator, laminate flooring.



Dining Room 12'2" x 8'8"

A separate dining room for entertaining/family use, again very well decorated and presented with neutral décor and feature wall. Has a front facing UPVC double glazed window with central heating radiator beneath. Additional storage is provided by a built in understairs cupboard.



Bedroom One 11'4" x 12'5"

Enjoying superb views across Ince Piece Woods, this master bedroom benefits from built in wardrobes. Front facing UPVC double glazed window with radiator beneath.

Bedroom Two 16'2'' x 8'

A light and airy feel to this room is provided by having UPVC double glazed windows to both the front and rear. This bedroom is the size of two rooms, and offers the buyer the potential to create a fifth bedroom if preferred. Access into the loft space, central heating radiator.

Bedroom Three 12'11'' x 9'8''(plus a further recess area)

A generously sized third double bedroom having an over stairs storage cupboard. The recess area is an ideal space for building in wardrobes. Front facing upvc double glazed window, central heating radiator. Access to the loft space by an integrated, newly-fitted loft ladder. Florescent strip lighting in loft and good insulation.

Bedroom Four 9'11'' x 8'10''

Has a rear facing UPVC double glazed window with views towards the village and Mosborough. Central heating radiator beneath.

Family Bathroom 7'6'' x 6'2''

Part tiled and furnished with a white suite comprising of antique pine panelled bath with Triton electric shower wall mounted above, vanity basin onto a storage cabinet and low flush WC. Central heating radiator, rear facing obscure UPVC double glazed window.

Shower Room 6'4'' x 6'8''

This is a separate shower room which is part tiled and furnished with a soft cream suite comprising, pedestal wash basin, low flush WC. There is also a glazed double shower cubical with a wall mounted Mira electric shower fitted. Central heating radiator, rear facing obscure UPVC double glazed window.

Exterior & Gardens

The property occupies a superb elevated corner plot with generous family-sized fully enclosed gardens. There is a large raised patio area to the side of the house with views over to the woods and fields. A garden building has been erected on part of the patio which may be available (subject to negotiation). The back garden also has a paved base for a shed.

**Drives and Parking**

Plenty of car parking is provided by the two drives, (a double at the back and a long single at the front), easily accommodating three cars. There is also a brick built garage with a newly-fitted front and side door.

To view this property

Please contact Barras Thompson on 01246 432211

For offer procedure

Please see overleaf.



MEASUREMENTS

Please note all measurement details are approximate and should not be relied upon as exact.

SERVICES

The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification.

OFFER PROCEDURE

All offers should be made to Barras Thompson – telephone 01246 432211

Before contacting a Bank, Building Society or Solicitor you should make your offer to our office as any delay may result in the sale being agreed to another Purchaser and incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give Barras Thompson financial information in order to verify your position to proceed to exchange of contracts. This will be required before we can recommend your offer to the vendor. All information is treated as confidential and is used only by us for the purpose of financially qualifying your offer. You are advised to make an appointment as soon as possible with one of our advisors.

