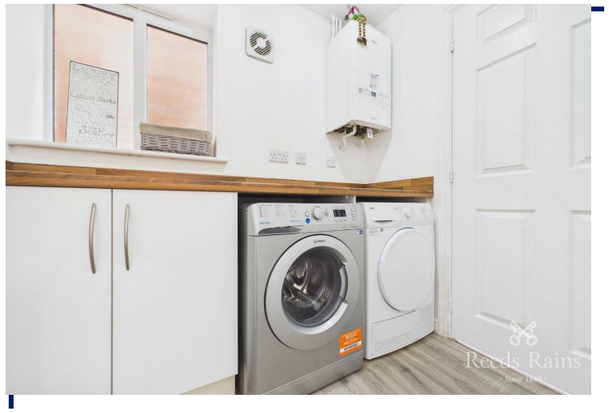
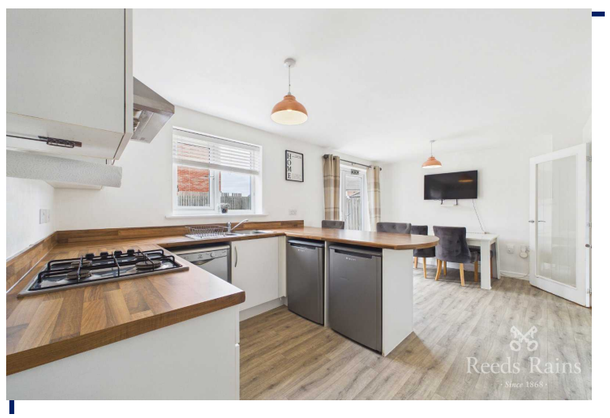


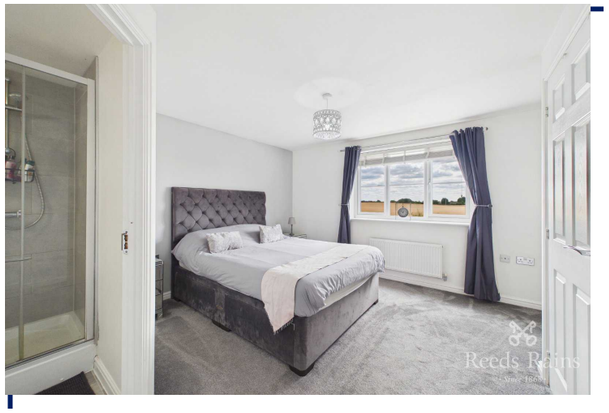


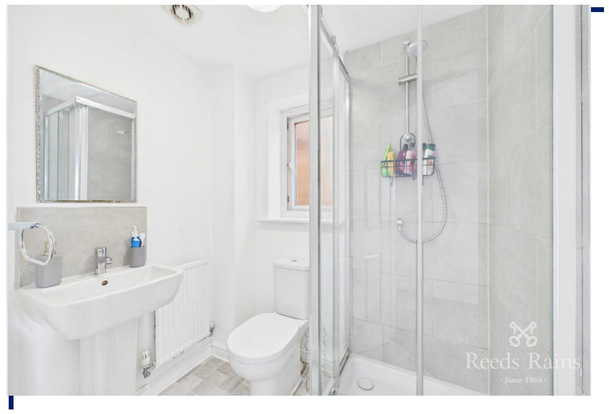












Lyle Mews, Thurcroft, Rotherham,
South Yorkshire, S66

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Lyle Mews, Thurcroft, Rotherham, South Yorkshire, S66

Asking Price: £270,000 Freehold

Council Tax Band: D
EPC Rating: B

A superb four bedroom detached family home, tucked away on a quiet cul-de-sac and enjoying stunning open field views to the front. Offering spacious and beautifully presented accommodation throughout, this is a fantastic home that simply must be viewed.

Entrance Hall
A front-facing composite entrance door provides access to the property. The entrance hall features a vinyl floor covering, a central heating radiator, and a staircase rising to the first floor.

Living Room
16' x 11'1" (4.88m x 3.38m)
A generously proportioned reception room featuring a fitted carpet, a central heating radiator, and a front-facing double glazed window. Elegant glazed double doors provide access to the open-plan kitchen dining room.

Kitchen Dining Room
18'6" x 10'7" (5.64m x 3.23m)
A beautifully appointed kitchen fitted with a range of matching wall and base units, drawers, complementary work surfaces with matching upstands, and a breakfast bar. The kitchen incorporates an inset sink and drainer with a mixer tap, an integrated electric oven, a gas hob with a cooker hood over, and provides space for a dishwasher, under-counter fridge and freezer, and a dining table. Additional features include a built-in storage cupboard, vinyl floor covering, a rear-facing double glazed window, and double glazed French doors providing access to the rear garden.

Utility Room
7'1" x 5'3" (2.16m x 1.6m)
Having fitted base units with work surfaces and matching upstands over, providing space and plumbing for a washing machine and space for a tumble dryer beneath. Additional features include an extractor fan, a wall-mounted boiler, vinyl floor covering, and a side-facing double glazed window.

Cloakroom
A convenient ground floor W.C. fitted with a low-flush WC and a wash hand basin with tiled splashback. Additional features include a central heating radiator, vinyl floor covering, and a side-facing obscure double glazed window.

Landing
Fitted with carpet, having access to the loft and benefiting from a useful built-in storage cupboard.

Master Bedroom
14'5" x 13'4" (4.4m x 4.06m)
A generously proportioned master bedroom featuring fitted carpet, a central heating radiator, a built-in storage cupboard, access to the en suite, and a front-facing double glazed window enjoying spectacular views over open fields.

En Suite
6'10" x 1,298'7" (2.08m x 1,91m)
Comprising a shower enclosure with mains-fed shower, wash hand basin, W.C, central heating radiator, extractor fan, vinyl floor covering and a side facing double glazed obscure window.

Bedroom Two
12'4" x 9'3" (3.76m x 2.82m)
Having fitted carpet, a central heating radiator and a front-facing double glazed window.

Bedroom Three
9'10" x 9'3" (3m x 2.82m)
Having fitted carpet, a central heating radiator and a rear-facing double glazed window.

Bedroom Four
9'9" x 7'9" (2.97m x 2.36m)
Fitted carpet, a central heating radiator, and a rear-facing double glazed window.

Family Bathroom
7'3" x 6'8" (2.2m x 2.03m)
A well appointed family bathroom comprising a panelled bath with shower attachment, wash hand basin, W.C, central heating radiator, extractor fan, partially tiled walls, vinyl floor covering and a rear facing double glazed obscure window.

Exterior
To the front of the property is a driveway providing side-by-side off-street parking, alongside a lawned front garden. Gated side access leads to the rear garden.

To the rear is a beautifully landscaped, fully enclosed garden, ideal for families. Mainly laid to lawn, it features a decked seating area to the rear and a patio adjacent to the property, providing ample space for outdoor furniture. The garden also benefits from an outside tap and fenced boundaries.



For full EPC please contact the branch.

Garage
15'9" x 8'8" (4.8m x 2.64m)
Integral garage with an up and over door, lighting and power points.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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