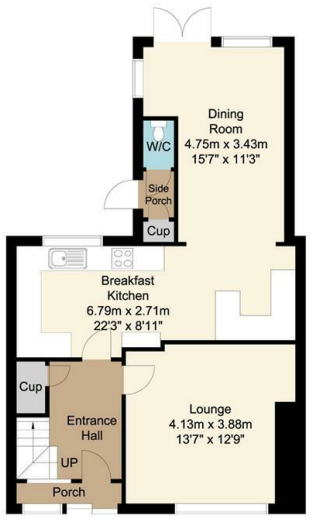
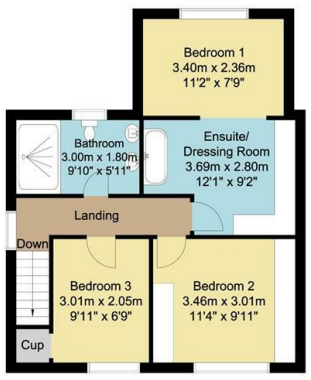
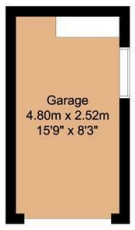
Ground Floor
59 sq m/635.07 sq ft
Approx.



First Floor
49 sq m/527.43 sq ft
Approx.



Outbuilding
12 sq m/129.16 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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5, Little Haynooking Lane, Rotherham, S66 8AR

Offers In The Region Of £240,000

5 Little Haynooking Lane, Maltby, Rotherham, S66 8AR

Description
Located on the peaceful and picturesque Little Haynooking Lane, at the edge of Maltby, this beautifully extended three-bedroom semi-detached house offers the perfect blend of modern living and traditional charm. Situated in a highly sought-after residential area, the property enjoys a tranquil setting with views over open school fields, providing a serene and green backdrop. Ideal for growing families or anyone seeking a welcoming, quiet neighbourhood, this home strikes the perfect balance of comfort, style, and practicality.
Step inside and you'll be welcomed by a front-facing living room that exudes warmth and character. The spacious room is flooded with natural light from large windows, creating a bright and inviting atmosphere. It's an ideal space for both relaxing and entertaining, with plenty of room for your family and guests to gather.
To the rear of the property, the heart of the home is revealed in the expansive, open-plan breakfast kitchen. The striking double-storey rear extension has transformed this area into a contemporary, light-filled hub. The generously-sized kitchen offers modern appliances, ample storage, and combines both style and functionality. The space seamlessly flows into the rear dining area and snug, perfect for family meals or entertaining. Patio doors from the living space open out onto a well-maintained garden, ideal for outdoor dining or simply relaxing in the fresh air. The garden provides a peaceful retreat and a perfect extension of the indoor living space.
Convenience is also key in this home, with a practical downstairs WC and a handy storage cupboard tucked away in the extension.
Upstairs, the property offers three well-sized bedrooms, including the luxurious principal bedroom. This spacious retreat features fitted wardrobes and a stunning roll-top bath, providing a tranquil sanctuary where you can unwind after a long day. The design of the room ensures privacy and comfort, making it the perfect space to relax. The two additional bedrooms are equally well-proportioned, offering versatile spaces that could easily serve as children's rooms, a home office, or guest accommodations. This stylish, modern bathroom showcases a sleek and sophisticated design. The spacious walk-in shower is beautifully finished with large, polished grey marble-effect tiles and a frameless glass screen, creating a luxurious and open feel. The contemporary white toilet is neatly positioned beneath a large frosted window, allowing plenty of natural light while maintaining privacy. A grey stone windowsill provides space for tasteful decorative items. The vanity unit features glossy dark cabinetry with integrated chrome handles and a wide mirror above, adding functionality and elegance. Finished with wood-effect flooring for warmth and durability, this bathroom offers a perfect blend of comfort, practicality, and modern aesthetics.

The property continues to impress outside with a detached garage complete with power and lighting, offering excellent storage, workspace, or the potential for a home office. Off-road parking is available at both the front and side of the property, ensuring ample space for vehicles. The garden also boasts an abundance of colour from its wide selection of mature plants, flowers and shrubs which border a patio area. A secure rear gate provides direct access to the field beyond.
This exceptional home is well-presented throughout, with attention to detail in every room. It combines generous living space with modern amenities, ensuring a comfortable and functional living environment. Located in a peaceful neighbourhood, yet close to local amenities, schools, and transport links, this property offers the best of both worlds.
Viewing is highly recommended to fully appreciate the thoughtful design, the luxurious finishes, and the fantastic living space this home has to offer. It's a rare gem in a prime location and an unmissable opportunity for anyone looking to settle in the Maltby area.

- Much extended three-bedroom semi-detached house in a peaceful residential area.
- Spacious living room with natural light and warm character.
- Open-plan kitchen, dining area, and snug with modern appliances.
- Master bedroom with fitted wardrobes and luxurious roll-top bath.
- Detached garage with power and lighting, offering storage or workspace.
- Well-maintained garden with mature plants, flowers, and off-road parking.