



## Rectory Lane

Thurnscoe, S63 0RS

Guide Price £310,000 - £320,000



- THREE BEDROOM DETACHED BUNGALOW
- SUMMER HOUSE / ANNEX
- NEW BOILER WITH PRESSURE TANK
- NEWLY REFURBISHED FAMILY BATHROOM PLUS ADDED WC
- GCH / DG
- DOUBLE DETACHED GARAGE
- ENCLOSED REAR GARDEN WITH VIEWS
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D



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A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE OF THURNSCOE SITS THIS SPECTACULAR, PICTURE PERFECT TWO BEDROOM DETACHED BUNGALOW, BEAUTIFULLY PRESENTED THROUGHOUT HOSTING A SIZEABLE PLOT WITH PLENTY OF SCOPE. Blending with character boasting of generous dimensions, a flexible layout, tasteful décor throughout, modern fixture and fittings, sizeable garden, solar panning, impressive driveway with double garage and Summer House. Briefly comprising of inner hall, Lounge, Kitchen/Diner, two double bedrooms, family Bathroom and WC. Book now to avoid disappointment! Close to all local amenities with Thurnscoe village a short walk away offering super markets, local business and public houses, good links either via road or rail to Barnsley, Rotherham, Doncaster and Sheffield while also being within easy reach of the M1 and A1 making this an ideal spot for any buyer. VIEWINGS ARE A MUST!!

## ENTRANCE HALL

Stepping through a stunning double glazed uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Comprising of black panelled wall mounted designer radiator, access to loft space and all doors leading to living room, both bedrooms, kitchen/diner, family bathroom and WC.

## KITCHEN

9'11" x 10'9" (3.02 x 3.28)

You really appreciate the added benefits created by this brilliant, homely kitchen/diner benefiting with an array of wall and base units with contrasting work surface over, integrated double electric oven, four ring induction hob with extractor fan over. Built in stainless steel sink, drainer with matching mixer tap, space for fridge freezer, wall mounted radiator and uPVC window as well as door to the side/rear elevation and opening to the dining area/second reception room.

## SECOND RECEPTION ROOM/DINING ROOM

15'6" x 8'5" (4.72 x 2.57)

Currently used as an open plan dining area/second reception room. This second reception area has French style tilt and open uPVC doors opening into the rear garden and giving beautiful views as well as an uPVC window to the side elevation filling this room with natural light and making this space the hub of the home, a great spot to entertain family and friends. This space was actually the third bedroom which could easily be converted back if needed.

## LIVING ROOM

11'8" x 17'11" (3.56 x 5.46)

Adding further wow factor to this family home. This charming living space is basking in natural light through a large double glazed half bay window to the front as well as a large uPVC window to the side. The room hosts an impressive working fire giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with wall mounted radiators, aerial point and telephone point and carpet flooring.

Tel: 01709 894440

## BEDROOM ONE

10'10" x 12'6" (3.30 x 3.81)

A sumptuous large master bedroom filled with natural light through the large uPVC window. Beautiful décor with carpet flooring and wall mounted vertical radiators. Having built in wardrobes providing that extra storage space we all crave.

## BEDROOM TWO

10'10" x 9'2" (3.30 x 2.79)

A further double bedroom with modern décor. Having carpet flooring, wall mounted radiator and uPVC window to the side exterior. Plenty of space for bedroom furniture.

## BATHROOM

11'8" x 10'1" (3.56 x 3.07)

An elegant family bathroom, having been newly refurbished with tiled flooring and splash back tiling in earthy tones, fitted with four piece suite. Comprising of panelled bath, shower cubicle with built in storage shelves, low flush WC and wash hand basin. Extra bonuses of inset spotlights, wall mounted radiator and frosted uPVC window to the side. Further door to storage area completing this room.

## WC

Handy addition to any home this room comprises of low flush WC and wash hand basin with under storage, modern and stylish with splash back brick style tiles to walls and tiled floor for easy clean.

## DOUBLE GARAGE

At the end of the vast driveway stands the spacious and well maintained double garage, with electric doors, power and lighting in place, ideal for secure off road parking for two cars or further storage, this could also be converted for different uses ie guest room, gym etc if needed.

## SUMMER HOUSE / ANNEX

To the back of the double garage and rear of the garden stands this impressive hideaway, stone built with both uPVC window and door this was used as a summer house, this space could easily

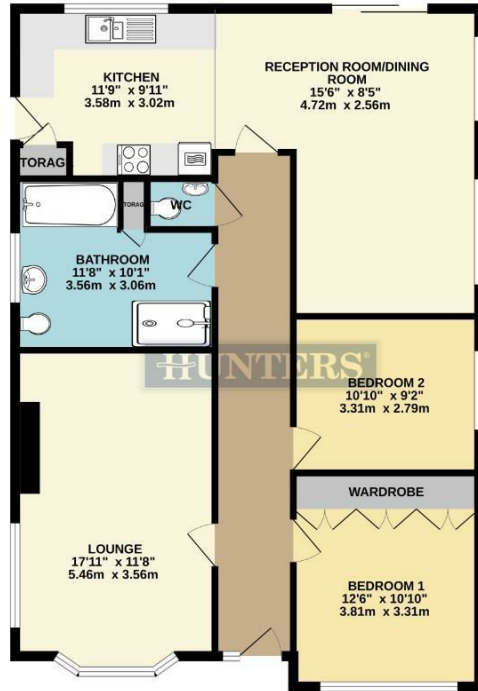
be converted to more if needed and would make a perfect annex.

## EXTERIOR

The magnificent grounds of this detached bungalow make a great impression on any guest, sitting in a large plot of land the front of the property stands the impressive driveway and front garden. The driveway has space for multiple cars and leads up to the side of the property while also being able to gain access to the front and side entrance doors, the garden is decorative paved and pebbled for low maintenance and to add kerb appeal while also having established trees and shrubs not only adding colour and beauty but privacy as well. To the rear is a well landscaped, tiered garden, being the perfect place to sit and unwind in the summer months. Currently hosting a large easy to maintain garden being mainly laid to lawn area with extensive patio area. Perfect for entertaining in the summer months having stunning views over the fields and wildlife. Access to the summer house and garages can also be gained from the rear while also having established shrubs, flowers and trees to the borders adding further colour and beauty.

# Floorplan

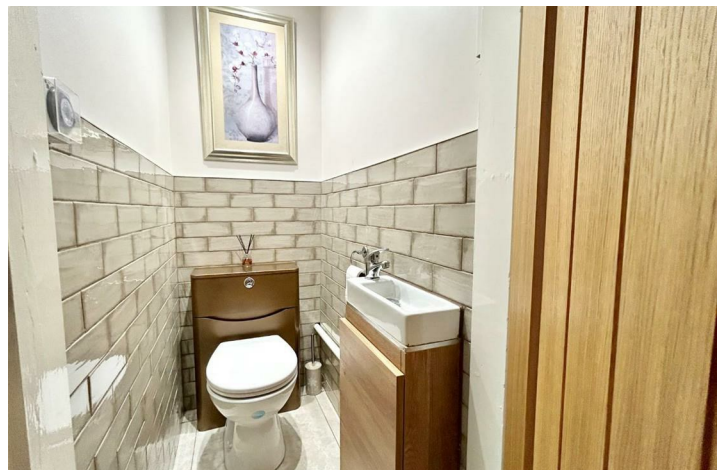
GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



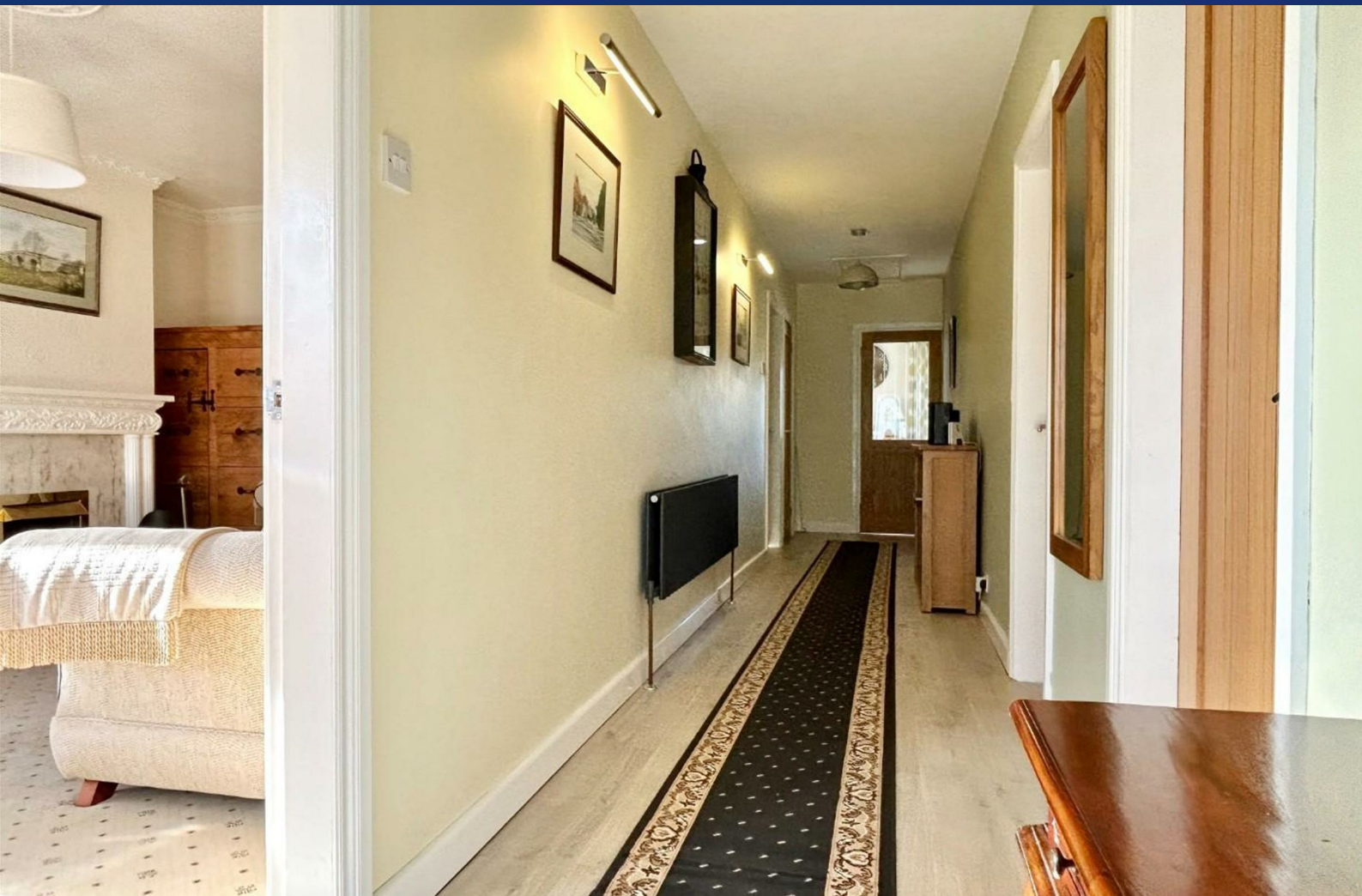
TOTAL FLOOR AREA - 1047 sq. ft. (97.3 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, meters and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 02/04



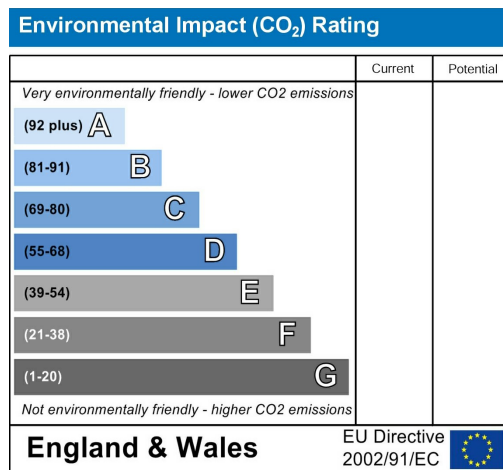
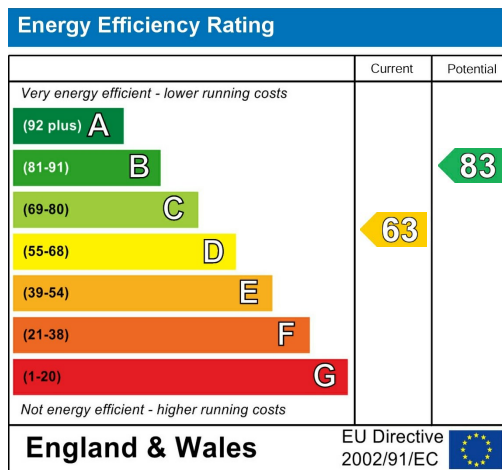








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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