



## Rainborough Mews

Brampton Bierlow, S63 6BF

Offers In The Region Of £230,000



- THREE BEDROOM LINK DETACHED PROPERTY
- ENCLOSED SPACIOUS REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- MODERN FIXTURE AND FITTINGS
- EPC RATING: D
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- CONSERVATORY AND STUDY ROOM
- CLOSE TO ALL LOCAL AMENITIES
- GCH DG
- COUNCIL TAX BAND: C

# Rainborough Mews

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Nestled in the charming area of Brampton Bierlow, this splendid three bedroom link detached family home offers an ideal blend of comfort and convenience. With generous dimensions throughout, the property boasts modern fixtures and fittings that cater to contemporary living standards.

As you approach the residence, you will appreciate the off-road parking, which includes both a drive and a garage, providing ample space for vehicles and additional storage. The enclosed spacious rear garden is a delightful feature, perfect for family gatherings, outdoor activities, or simply enjoying a peaceful afternoon in the sun.

The location is particularly advantageous, being in close proximity to local amenities, ensuring that everyday necessities are just a stone's throw away. Furthermore, the property benefits from excellent transport links, making it a superb choice for those who commute.

This home is not just a place to live; it is a sanctuary for families seeking a harmonious lifestyle in a welcoming community. With its modern appeal and practical features, this property is sure to attract interest from discerning buyers. Do not miss the opportunity to make this wonderful house your new home.

## ENTRANCE HALL

Stepping through a brown uPVC composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes. Stylish décor with uPVC window, wooden flooring and carpeted stairs rising to the first floor. Doors leading to the Lounge area.

## LOUNGE

11'8" x 16'4" including bay window (3.56m x 4.98m including bay window)

Step inside the light and airy living space with large uPVC bay window to the front filling the room with natural light, decorated in relaxing tones with wall mounted radiator, wooden flooring, aerial point in place, doors then lead to under stairs storage and wooden double doors straight into the kitchen/diner. Beautiful electric fire and surround creating the room not only a focal point but a cosy feel to the room.

## KITCHEN DINING ROOM

14'8" x 8'5" (4.47m x 2.57m)

The real hub of the home is the beautiful kitchen/diner, this really is the place to cook those evening meals, with a modern kitchen having an array of wall and base units providing storage, complimentary work surface over, sink, drainer and matching mixer tap, space for free standing cooker and under counter plumbing for washing machine. Splash back to walls, vinyl flooring and uPVC window to the rear. Plenty of space for dining table, with wall mounted radiator and door leading to the Study room and uPVC French doors allowing access to the conservatory.

## CONSERVATORY

21'4" x 6'8" (6.50m x 2.03m)

The perfect extra addition to the home is the conservatory, spanning a large length of the property having surrounding uPVC windows providing the perfect view out into the garden. This room really does bring the out doors in, comprising of neutral décor with, wall mounted radiator and uPVC bi-folding door to rear, this space can be enjoyed all year round.

## STUDY

6'9" x 5'5" (2.06m x 1.65m)

Handy addition to any busy family. This space could be used in many different ways, currently being used as the Study room. Having wall mounted radiator with doors leading to the conservatory and garage.

## LANDING

The roomy landing compromises of carpet flooring, wall mounted radiator, uPVC window to the side elevation with

doors leading to both bedroom=s and family bathroom. Having access to the loft hatch which is fully boarded for added storage with pull down ladder and lighting.

## BEDROOM ONE

8'3" x 15'3" including bay window (2.51m x 4.65m including bay window)

The generously sized master bedroom with built in wardrobes providing that extra storage we all crave, decorated in neutral tones with carpet flooring, wall mounted radiator and uPVC bay window to the front with filling the room with natural sources of light.

## BEDROOM TWO

8'2" x 9'9" (2.49m x 2.97m)

The second bedroom benefits from carpet flooring with uPVC windows overlooking the rear garden and wall mounted radiator to finish.

## BEDROOM THREE

6'7" x 6'3" (2.01m x 1.91m)

Single bedroom comprising of carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

## BATHROOM

6'4" x 9'9" (1.93m x 2.97m)

The family bathroom is the ideal spot to relax and unwind after a long day. Having three piece suite fitted comprising of low flush WC, vanity unit with built in wash hand basin and panelled bath with shower over and glass screen in place. Splash back decorative tiles to walls with uPVC frosted window to the front, wall mounted chrome towel rail and handy storage shelving to the side.

## GARAGE

8'04" x 14'8" (2.54m x 4.47m)

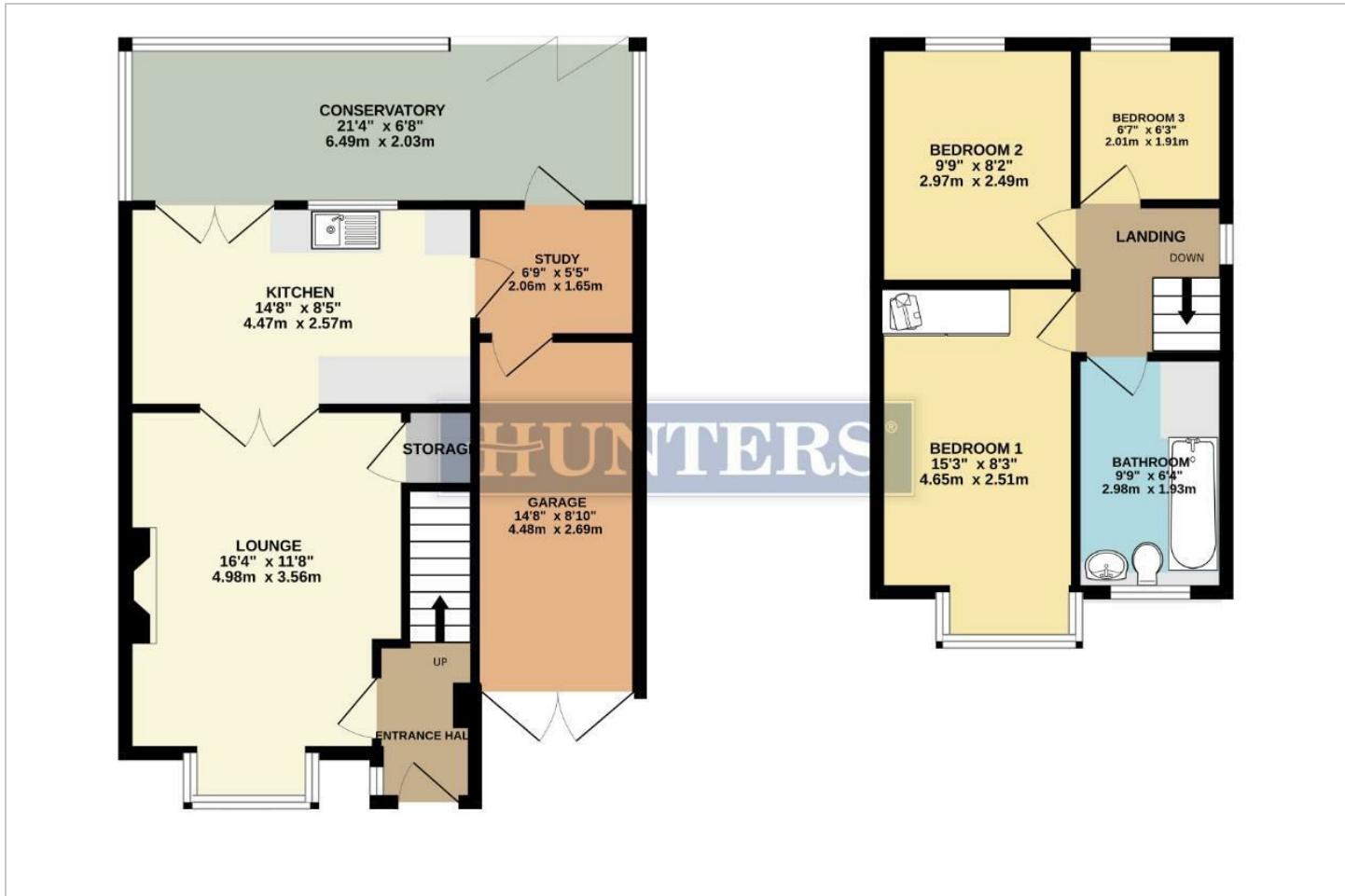
More secure off road parking or great storage space the garage can be accessed via an double doors at the front or internally via a door in the office room. Having power and lighting and great dimensions.

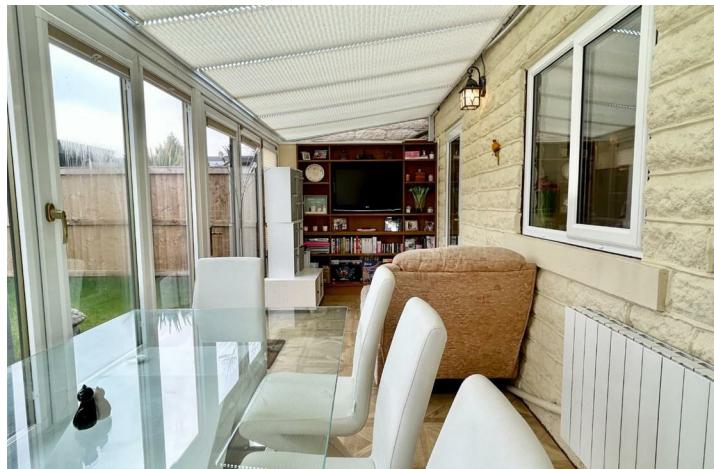
## EXTERIOR

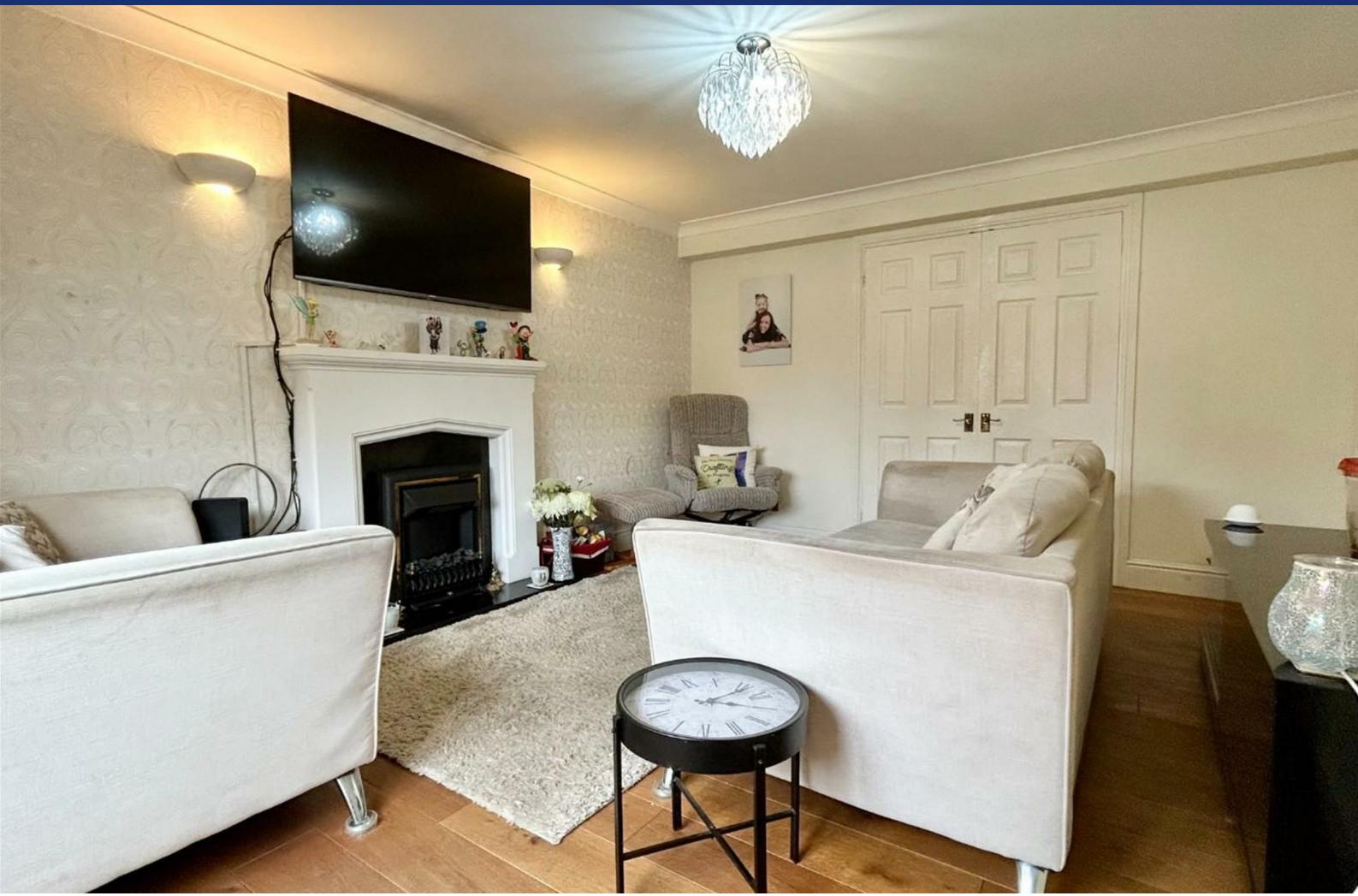
The front of the home oozes kerb appeal, having an easy to maintain garden area benefiting with artificial grass and beautiful plants and shrubs adding splashes of colour. Well maintained driveway leading up to the front entrance and garage providing off road parking.

At the rear is a fully enclosed spacious garden. Being mainly laid to lawn surrounded by wooden fencing creating that privacy we all crave. Perfect place to sit and unwind in the summer month, having plenty of space, this really is a space all the family can enjoy.

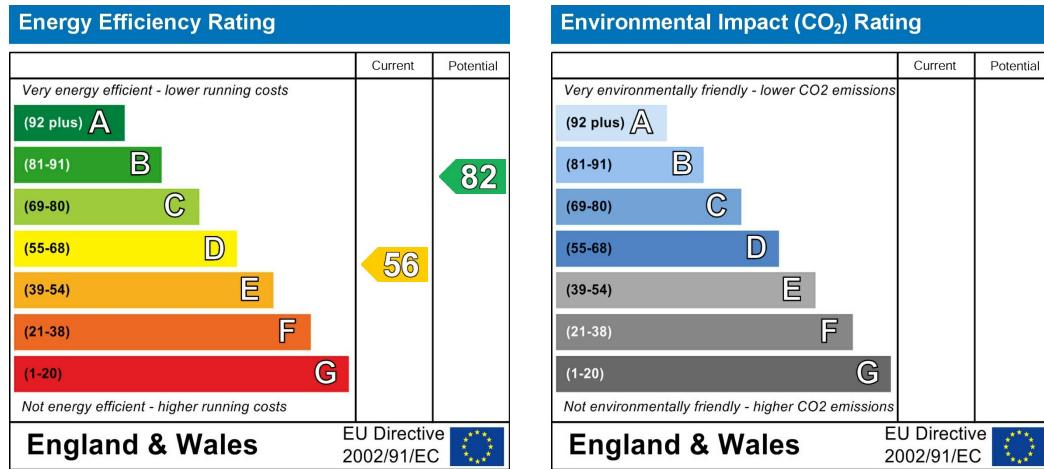
## Floorplan







### Energy Efficiency Graph



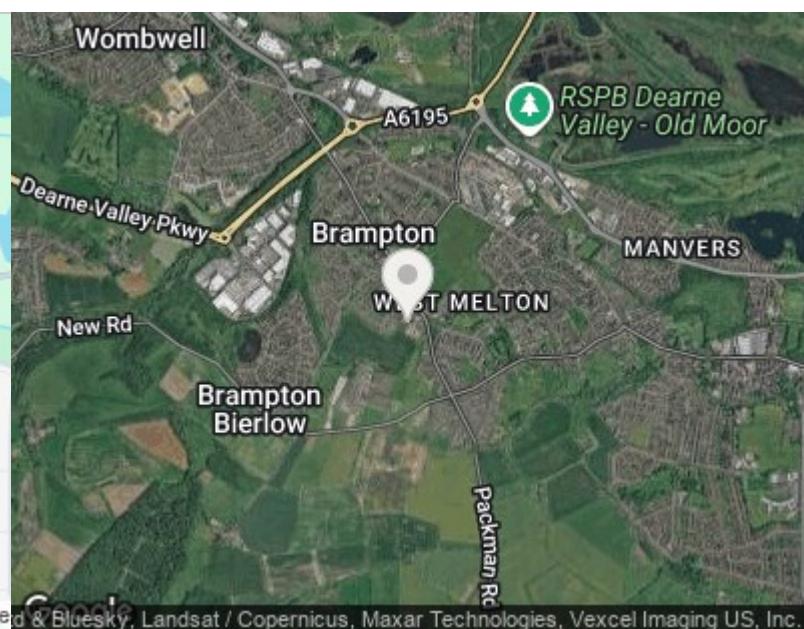
### Viewing

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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