



**The Orchard, Stainton Rotherham S66 7QH**

**welcome to**

**The Orchard, Stainton Rotherham**

Tucked away up a private lane in the idyllic village of Stainton, this stunning detached Bungalow built from locally sourced stone sits on an enviable plot and has undergone a renovation to the highest standard which can only be fully appreciated by internal inspection.



### **Entrance Hall**

A front facing composite door opens into this spacious entrance hall with fitted cupboard, composite door to the rear garden and warm air heating duct.

### **Lounge**

23' 7" x 13' 2" Max ( 7.19m x 4.01m Max )

An impressive lounge with a feature electric fire, a rear facing double glazed window, warm air heating duct, open plan archway to the kitchen diner and sliding patio doors to the conservatory.

### **Kitchen Diner**

23' 6" x 10' 3" ( 7.16m x 3.12m )

A contemporary high specification kitchen comprising a range of wall, drawer and base units with contrasting granite worktops, breakfast bar and an inset sink. Integrated appliances include a dishwasher, double electric oven and an electric hob with extractor hood. There is space for an American fridge freezer and washing machine. Has spotlights, warm air heating duct, two front facing and two side facing double glazed windows and a front facing composite door.

### **Conservatory**

12' x 9' 11" ( 3.66m x 3.02m )

This brick based conservatory with power, lighting and an electric fire offers a spacious reception space with views over the rear garden. Has side and rear facing double glazed windows, PVC roof and sliding patio doors to the garden.

### **Shower Room**

A modern three piece suite comprising a low flush w/c, wash hand basin and corner unit with mains shower overhead. Has complete tiling to the walls and floor, spotlights, towel rail and rear facing double glazed window.

### **Bedroom One**

11' 7" x 11' 6" To Front Of Wardrobes ( 3.53m x 3.51m To Front Of Wardrobes )

A double bedroom with fitted wardrobes to one wall, a front facing double glazed window and warm air heating duct.

### **Bedroom Two**

13' 4" Max x 11' 5" ( 4.06m Max x 3.48m )

A double bedroom with a built in wardrobe, rear facing double glazed window and warm air heating duct.

### **Bedroom Three**

8' To Front Of Wardrobes x 8' 6" ( 2.44m To Front Of Wardrobes x 2.59m )

A spacious third bedroom with fitted wardrobes to one wall, a front facing double glazed window and warm air heating duct.

### **Bathroom**

A surprisingly spacious bathroom comprising a three piece suite with a w/c, wash hand basin on a fixed unit and a corner bath. Has tiling to the walls, chrome towel rail, rear facing double glazed window and a warm air heating duct.

### **Garage**

17' 8" + Door Recess x 16' 6" ( 5.38m + Door Recess x 5.03m )

This double garage has a rolling electrical operated door, power, lighting, a wooden mezzanine for additional storage and room hosting the oil central heating boiler.

### **Outside & Gardens**

Approaching the property from the private lane there is an asphalted driveway with ample parking, access to the double garage and the path with steps to both the front doors. There is a lawn with various mature beds, shrubs and trees.

The rear garden is landscaped and hosts an array of mature bedding plants and shrubs, pond and well manicured lawns. There are is a lovely covered seating area, workshop holding the oil tank and a outbuilding to the top of the garden.



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## The Orchard, Stainton Rotherham

- Renovated To The Highest Standard
- Idyllic Village Location
- Spacious Living Accommodation Throughout
- Located Up A Private Lane
- Ample Parking & Double Garage

Tenure: Freehold EPC Rating: F

offers in the region of

**£440,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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