



Micklebring Lane, Braithwell Rotherham S66 7AS

welcome to

Micklebring Lane, Braithwell Rotherham

Offered to the market with NO CHAIN is this three bedroom semi-detached home located in the incredibly sought after village of Braithwell, with spacious living accommodation throughout, lovely rear garden with green space to the rear, fantastic driveway and detached garage. Viewings are recommended!



Ground Floor Accommodation

Entrance Hall

A front facing UPVC door opens to the entrance hall with a central heated radiator, side facing double glazed window, understairs cupboard, stairs and doors leading to the lounge and kitchen.

Lounge

15' 3" x 12' 11" (4.65m x 3.94m)

A bright and spacious lounge with a front facing double glazed window, two central heated radiator and open plan archway into the dining room.

Dining Room

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

Having space for a family dining table, double glazed patio door onto the rear garden, central heated radiator and door into the kitchen.

Kitchen

11' 5" Max x 10' 7" Max (3.48m Max x 3.23m Max)

Fitted with a range of wall, drawer and base units, with worktops, tiled splashbacks and inset sink drainer. Having an integrated electric oven and gas hob with extractor overhead. Space is available for a washing machine and fridge freezer. Has a central heated radiator, rear facing double glazed window and a side facing UPVC door.

First Floor Accommodation

Landing

Having a side facing double glazed window, airing cupboard and loft access.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

Having a front facing double glazed window and a central heated radiator.

Bedroom Two

12' 4" x 11' 9" Max (3.76m x 3.58m Max)

Having a rear facing double glazed window and a central heated radiator.

Bedroom Three

9' 2" Max x 7' (2.79m Max x 2.13m)

Having a fitted wardrobe, front facing double glazed window and a central heated radiator.

Bathroom

A three piece suite comprising a wash hand basin, low flush W/C and bath. Has tiling to the walls, a central heated chrome towel rail and two rear facing double glazed windows.

Outside

To the front of the property is a sizeable garden with a lawn, mature stocked beds and a driveway with parking for multiple vehicles.

Driveway extends through to the rear with access to the detached garage,

The rear garden is fully enclosed with a paved patio area, lawn, mature stocked beds and shrubs and a gate leading to a green space to the rear.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Micklebring Lane, Braithwell Rotherham

- NO CHAIN!!!
- Three Bedroom Semi-Detached
- Sought After Village Location
- Lovely Rear Garden with Green Space To Rear
- Great Driveway & Detached Garage

Tenure: Freehold EPC Rating: Awaited

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105599 - 0002

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