



**Kevin Grove, Hellaby Rotherham S66 8HF**

**welcome to**

**Kevin Grove, Hellaby Rotherham**

Sat on a CORNER PLOT and available with NO CHAIN is this EXTENDED three bedroom semi-detached property, with gardens to the front, side and rear, generous driveway with parking for multiple vehicles and a detached garage. Excellently proximity to the M18 & M1 motorways networks.



## Hall

A front facing UPVC double glazed door opens to the hall with a side facing double glazed window, central heated radiator and stairs rising to the first floor.

## Kitchen

19' 2" x 5' 10" Max ( 5.84m x 1.78m Max )

A fitted kitchen comprising a range of wall, drawer and base units, contrasting worktops, tiled splashbacks and an inset sink drainer. Has an integrated double electric oven and gas hob. Space is available for a washing machine and fridge freezer. There is an understairs pantry/cupboard, side and rear facing double glazed windows, a central heated radiator and a side facing UPVC double glazed door.

## Dining Room

13' 1" x 11' 11" Max ( 3.99m x 3.63m Max )

Being open plan to the lounge through an archway. Has a rear facing double glazed window and a central heated radiator.

## Lounge

15' 11" Into Bay Window x 11' 11" Max ( 4.85m Into Bay Window x 3.63m Max )

A front facing double glazed bay window floods the room with natural light. Has a fireplace and a central heated radiator.

## Landing

Having a side facing double glazed window and loft access.

## Bedroom One

13' x 9' 10" To Front Of Wardrobes ( 3.96m x 3.00m To Front Of Wardrobes )

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

## Bedroom Two

13' 1" x 9' 9" To Front Of Wardrobes ( 3.99m x 2.97m To Front Of Wardrobes )

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

## Bedroom Three

8' 2" x 6' 4" ( 2.49m x 1.93m )

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

## Bathroom

A four piece suite comprising a wash hand basin on vanity unit, low flush W.C, bath and corner shower cubicle. Has tiling to the walls, a central heated chrome towel rail and a double glazed windows to the side and rear.

## Garage

A detached garage with power, lighting and an up/over door.

## Outside

Sit on a corner plot the property benefits from gardens to the front, side and rear and a gated driveway with parking for multiple vehicles.

There is a perimeter hedgerow to the front and side, lawns, patio areas, various flower beds and shrubbery. To the rear is a brick built outbuilding.



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welcome to

## Kevin Grove, Hellaby Rotherham

- NO CHAIN!!
- Extended Three Bedroom Semi-Detached
- Corner Plot
- Generous Driveway & Detached Garage
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105868 - 0002

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