



Little Haynooking Lane, Maltby Rotherham S66 8AR

welcome to

Little Haynooking Lane, Maltby Rotherham

Located in one of the most sought after areas of Maltby, is this attractive three bedroom detached property available with no chain!! Being well-maintained throughout whilst offering a buyer ample potential to further develop the property both inside and out. Viewings are highly encouraged.



Entrance Hall

A charming front facing external wooden door opens to the hall with a front facing porthole style window, understairs cupboard, electric storage heater and stairs rising to the first floor.

Lounge

18' 7" + Bay Window x 13' 3" Max (5.66m + Bay Window x 4.04m Max)

A bright and spacious dual aspect room with double glazed french patio doors opening to the rear garden, a front facing double glazed bay window and two side facing double glazed windows. Has a gas fire with surround and an electric storage heater.

Dining Room

12' x 9' 8" Max (3.66m x 2.95m Max)

Having wall drawer and base units, with contrasting worktops, an electric storage heated, space for a family sized dining table and door to the garage.

Kitchen

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

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, an inset sink drainer and tiled walls. Has an integrated dishwasher, fridge, double electric oven and gas hob. Space is available for a washing machine. Has side and rear facing double glazed windows.

Conservatory

10' Max x 9' 7" (3.05m Max x 2.92m)

Having power, lighting, electric storage heater, PVC roof, side and rear facing double glazed windows and double glazed french patio doors opening to the rear garden.

W.C.

Having a wash hand basin, W.C, extractor fan and a side facing double glazed window.

Landing

Has a side facing double glazed and access to the loft space.

Bedroom One

12' 6" Max x 9' 6" (3.81m Max x 2.90m)

Having front and side facing double glaze windows.

Bedroom Two

12' 6" Max x 8' 11" (3.81m Max x 2.72m)

Having fitted wardrobes and double glazed windows to the side and rear.

Bedroom Three

9' x 6' 7" Max (2.74m x 2.01m Max)

Having a storage cupboard and a front facing double glazed window.

Shower Room

Having a wash hand basin on vanity unit and a walk in shower cubicle. Has PVC paneling to the walls, two rear facing double glazed windows and an electric towel rail.

W.C.

Having a W.C and a side facing double glazed window.

Garage

21' 6" Max x 8' 3" Max (6.55m Max x 2.51m Max)

An electric roller door opens to the front and an integral door opens to the dining room. Has power, light, a tap and a side facing double glazed window.

Outside

To the front of the property is a lovely garden with lawn and well stocked flower beds. A gated block paved driveway leads to the garage and a side path provides access through a gate to the rear garden.

The rear garden has various paved patio areas, lawns, shrubbery and trees.



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Little Haynooking Lane, Maltby Rotherham

- NO CHAIN!!!
- Attractive Three Bedroom Detached Property
- Incredibly Sought After Location
- Open Field Views To Rear
- Three Reception Rooms

Tenure: Freehold EPC Rating: Awaited

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY105881 - 0003

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