



**Grange Lane, Maltby Rotherham S66 7DE**

**welcome to**

**Grange Lane, Maltby Rotherham**

Available with NO CHAIN is this well presented three bedroom property, with a modern kitchen, downstairs W.C, conservatory with study and utility area, enclosed rear garden and a detached garage. This property is perfect for a first time buyer and is ready to move straight into.



### Entrance Hall

Entrance through a front UPVC door, having a front facing double glazed window, radiator and a understairs pantry

### Cloakroom

Conveniently offering a low flush W/C and hand wash basin, with a central heated towel radiator and a side double glazed window.

### Lounge

10' 10" x 8' 7" ( 3.30m x 2.62m )

A bright lounge area having a modern gas fire and surround being the central feature of the room. With a front facing double glazed window, sliding double glazed patio doors leading into the conservatory area and one central heated radiator.

### Kitchen

13' 8" x 9' 5" ( 4.17m x 2.87m )

A white modern fully fitted kitchen comprising a range of wall, drawer and base units with wooden affect worktops, white tiled splashbacks and a stainless steel sink drainer. Having a intergrated double electric oven and hob with an extractor fan. With undercounter space available for a washing machine, fridge and freezer. Two rear double glazed windows, a upvc door leading to the utility area and a central heated radiator.

### Study

5' 7" x 5' 6" ( 1.70m x 1.68m )

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

### Utility

8' x 8' 6" extending to 14' 2" ( 2.44m x 2.59m extending to 4.32m )

A perfect area to be used as a wash room, with under counter units, sink, worktops, a central heated radiator and space for a washing machine. The room is well lit by having both side and rear double glazed windows and sliding patio doors leading to the garden area. There is also access to the study and conservatory area.

### Conservatory/Diner Landing

Access to all bedrooms and bathroom, having a front facing double glazed window and loft access.

### Bedroom One

9' 11" x 10' 8" ( 3.02m x 3.25m )

Having built in wardrobes, a front facing double glazed window, central heated radiator.

### Bedroom Two

9' 7" x 8' 2" ( 2.92m x 2.49m )

Including built in wardrobes, a front facing double glazed window and a central heated radiator.

### Bedroom Three

11' 4" x 8' ( 3.45m x 2.44m )

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

### Bathroom

A white modern four piece suite comprising a wash hand basin, a bath tub, W/C and shower cubicle. With spotlights, part tiling to the walls and a cupbaord which contains the boiler. Having A rear facing double glazed window and a central heated radiator.

### Outside

At the front of the property you will see a lawned area with raised flower beds.

To the rear is a private garden with paved patio leading to a lawned area, with an outside tap and access to the garage.

### Garage

Detached garage with up/over door to the front and a rear door with access from the garden.

### Conservatory/Diner

10' 10" x 8' 7" ( 3.30m x 2.62m )

Having double glazed sliding patio doors onto the rear garden a central heated radiators.



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## Grange Lane, Maltby Rotherham

- NO CHAIN!!!
- Well-Presented Throughout
- Three Sizeable Bedrooms
- Modern Kitchen
- Conservatory with Study & Utility Area

Tenure: Freehold EPC Rating: C

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105905 - 0002

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