



**Shepherd Lane, Thurnscoe, ROTHERHAM, S63 0JS**

**welcome to**

**Shepherd Lane, Thurnscoe, ROTHERHAM**

\*\*\*GUIDE PRICE £210,000-£220,000\*\*\*This STUNNING 3 Bed Detached Property would make the PERFECT Family Home! Immaculately presented throughout with a modern kitchen and decor! Just bring your things and move! This perfect family accommodation is conveniently located!



### **Entrance Hallway**

Grey composite door to the front of the property and a central heating radiator.

### **Downstairs W/ C**

Having a W/C and a hand wash basin.

### **Lounge**

16' x 11' 4" ( 4.88m x 3.45m )

Having a front facing UPVC double glazed window and a central heating radiator.

### **Kitchen/ Diner**

23' 6" x 11' 5" widest point ( 7.16m x 3.48m widest point )

A range of high gloss wall and base units, soft close doors and drawers, built in gas hob and extractor, set into mid unit and built in double electric oven, microwave and dishwasher. Having a designer radiator, 1 1/2 bowl inset sink unit with a mixer tap, wine cooler, click flooring, down lighters, a stable door leading to outside and UPVC double glazed french doors leading to the conservatory.

### **Conservatory**

Having tiled flooring throughout, UPVC double glazed window and double doors that lead onto the rear garden.

### **Bedroom One**

13' x 11' 6" ( 3.96m x 3.51m )

Front facing room with a UPVC double glazed window, built in wardrobes with shelving and hanging space, a central heating radiator and drawer units.

### **Bedroom Two**

11' 5" x 10' 10" ( 3.48m x 3.30m )

Having a rear facing UPVC double glazed window, a central heating radiator, built in wardrobes, shelving and hanging.

### **Bedroom Three**

9' 9" x 8' 6" ( 2.97m x 2.59m )

Having a front facing UPVC double glazed window, built in wardrobes and a central heating radiator.

### **Family Bathroom**

Full suite in white, comprising a shower, W/C, hand wash basin, a storage cupboard housing a central heating boiler, doors giving Jack and Jill access from the bedrooms.

### **Separate W/ C**

Having a W/C.

### **Utility Room**

Located at the back of the garage, with a range of wall and base units, plumbing for a washing machine and a door leading to the garage area.

### **Detached Garage**

Brick built, with an electric roller shutter garage door.

### **Exterior**

The front of the property is fully enclosed and gated with paving throughout. An enclosed lawned rear garden with an additional enclosed area, trees and shrubs and two paved area.

### **Hive Central Heating**



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## Shepherd Lane, Thurnscoe, ROTHERHAM

- \*\*\*GUIDE PRICE £210,000-£220,000\*\*\*
- 3 Bed Detached Property
- Entrance Hall, Downstairs W/C, Lounge, Kitchen/Diner, Conservatory
- 3 Bedrooms, Bathroom, Separate W/C
- Utility Room, Detached Garage

Tenure: Freehold EPC Rating: C

guide price

**£210,000 – £220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB114036 - 0008

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