



Lady Oak Court Lady Oak Road, Rotherham S65 3FA

welcome to

Lady Oak Court Lady Oak Road, Rotherham

£250,000-£260,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this FOUR bedroom detached property boasting well presented accommodation throughout with a DRIVE & GARAGE providing off road parking & REAR GARDEN...CALL NOW!



Entrance Hall

Having a front facing double glazed door, a radiator and built in storage cupboard.

Downstairs Wc

Fitted with a hand wash basin, a WC, radiator and an extractor fan.

Lounge

9' 8" x 16' 7" (2.95m x 5.05m)

Having a front facing double glazed window and a radiator.

Kitchen

19' 6" x 9' 8" into recess (5.94m x 2.95m into recess)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & dishwasher with worktops housing the sink & drainer. Having a rear facing double glazed window and French doors.

Utility

7' 6" x 5' 3" (2.29m x 1.60m)

Having a rear facing double glazed door, a radiator and the boiler.

Landing

Having a radiator and providing access to the loft.

Bedroom One

12' 9" into recess x 11' 7" (3.89m into recess x 3.53m)

Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window and a heated towel rail.

Bedroom Two

9' 2" x 12' 10" into recess (2.79m x 3.91m into recess)

Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

11' 7" into wardrobes x 9' 2" into recess (3.53m into wardrobes x 2.79m into recess)

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

Bedroom Four

11' 2" into recess x 8' 9" into recess (3.40m into recess x 2.67m into recess)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side facing double glazed window and a heated towel rail.

Outside

To the front of the property is a drive providing off road parking for two cars and a lawned garden.

To the rear is an artificial lawned garden and a patio.



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welcome to

Lady Oak Court Lady Oak Road, Rotherham

- Four bedroom detached property
- Well presented accommodation
- Well placed to amenities & transport links
- Drive & Garage providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF116059 - 0002

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