

# Saxton Mee



**Scholes Lane Scholes Rotherham S61 2RG**  
**Guide Price £350,000**

## Scholes Lane

Rotherham S61 2RG

**Guide Price £350,000**

GUIDE PRICE £350,000-£375,000 \*\* FREEHOLD \*\* Situated in this sought after village location is this spacious, three bedroom detached bungalow which enjoys gardens to the front and rear and benefits from a driveway providing ample off-road parking, a detached garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises of front entrance door which opens into the porch with a further door opening into the entrance hall. Access into the well proportioned lounge with large front and side windows making this a bright and airy space. The focal point of the room is the modern fire. Attractive flooring which continues into the dining area. Double doors open into the garden room. From the dining area and hallway access to the kitchen. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer, the four ring hob with extractor above. Integrated electric ovens, dishwasher and space for a freestanding fridge freezer. Access into the three bedrooms and the four piece suite bathroom comprising bath, separate shower cubicle, WC and wash basin set in a vanity unit.

- VIEWING ESSENTIAL
- SPACIOUS ACCOMMODATION
- FOUR PIECE SUITE BATHROOM
- GARDENS TO BOTH FRONT AND REAR
- DRIVEWAY & GARAGE
- CLOSE TO M1
- COUNTRYSIDE WALKS
- LOCAL PRIMARY & SECONDARY SCHOOLS





**OUTSIDE**

To the front is a lawn garden. A driveway leads down the side of the property to the detached garage. The easily maintained rear garden has a patio and raised decked terrace.

**LOCATION**

Located in Scholes, the M1 is just a few minutes drive away, as well as countryside walks and local primary and secondary schools.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

**VALUER**

Denise C. Grayson MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Saxton Mee

**Ground Floor**  
Approx. 143.5 sq. metres (1544.4 sq. feet)



Total area: approx. 143.5 sq. metres (1544.4 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		61	76
England & Wales		EU Directive 2002/91/EC	