



Well Croft, Back Lane, Micklebring, Rotherham, S66 7RW

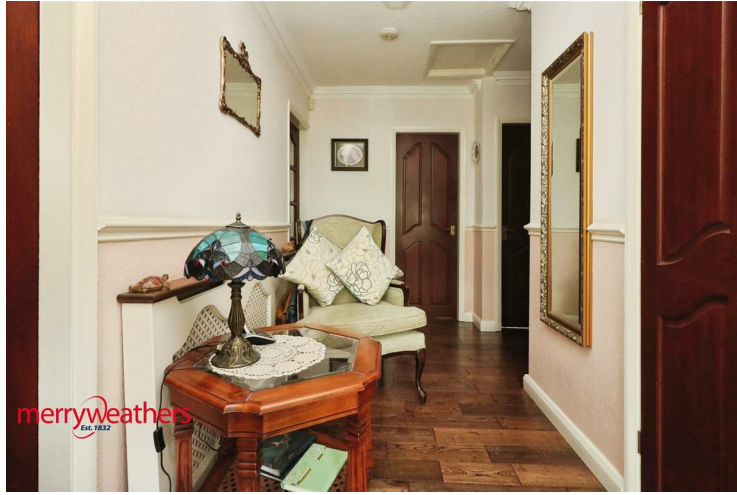
Offers In The Region Of £520,000

Standing in substantial manicured gardens totalling 0.33 acres is this **THREE BEDROOM DETACHED BUNGALOW** located on a quiet lane in a highly regarded semi-rural village.

The bungalow offers spacious living accommodation complimented by oil central heating, uPVC double glazing, re-fitted Kitchen and Bathroom and a detached double Garage with Workshop. Solar panels have also been installed which considerably reduce utility bills.

The gardens are an undoubted feature, incorporating lawns, patio, ornamental pond and vegetable plot and fruit trees. Micklebring is a small, unspoiled village located on the outskirts of Rotherham whilst centrally placed for access to both the nearby M18 intersection and Doncaster. Wickersley is within 10 minutes drive and offers a wide and varied range of shopping facilities and amenities.

RECEPTION HALL



With uPVC door, radiator in latticed cabinet and wood block flooring. Cloaks cupboard

LOUNGE 20'0" x 11'1" (6.1 x 3.4)



The focal point of the room being the 'Minster' fireplace surround on a raised hearth with electric fire, double panelled radiator beneath the large front facing uPVC bow window with additional side facing uPVC window.

DINING ROOM 8'10" x 13'6" (2.71 x 4.12)



With side facing uPVC window and double doors opening directly into the rear garden. Wood block floor and double panelled radiator

KITCHEN 10'4" x 12'9" (3.17 x 3.91)



Re-fitted with high gloss finish base and wall units with contrasting granite work surfaces and splash back panelling. Inset enamelled sink beneath the rear facing uPVC window with glazed uPVC door to one side. Integrated 'Bosch' halogen hob with oven beneath and high level extractor hood. Ceiling downlighters and tiled floor.

FRONT BEDROOM ONE 14'1" x 10'6" (4.3 x 3.22)



The larger measurement including the built in wardrobes running the length of one wall with further wardrobes and bed side cabinets with dressing table/drawer unit. uPVC front facing bow window with radiator beneath.

REAR BEDROOM 8'6" x 13'9" (2.61 x 4.2)



With radiator and uPVC window

REAR BEDROOM 7'8" x 9'3" (2.34 x 2.83)



With wood block floor, radiator and uPVC window

SHOWER ROOM 7'1" x 8'2" (2.16 x 2.51)



With glass shower enclosure, vanity wash basin and W.C. with splash panelled walls, heated towel rail, extractor fan and uPVC opaque glazed window.

OUTSIDE



The bungalow occupies a substantial plot totalling approximately 0.33 acres and is approached by a resin drive leading to the DOUBLE GARAGE. The manicured lawn continues past the side of the bungalow to the large rear garden with a resin patio and ornamental pond and well. Beyond the patio is a large lawn with productive vegetable plot and numerous fruit trees.

DOUBLE GARAGE 15'10" x 22'11" (4.84 x 7)

With electric door and side door. To the rear of the Garage is an ATTACHED WORKSHOP (3.38m x 2.62m) with radiator and light and power.

MATERIAL INFORMATION

Council Tax Band: E

Tenure : Freehold

Property Type Detached Bungalow

Construction type Brick & Stone

Heating Type Oil central heating

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Driveway & double Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

