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Scholes Lane

Scholes, Rotherham, S61 2RG

Asking Price £350,000

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- 3 BED DETACHED BUNGALOW
- MODERN FIXTURES AND FITTINGS
- BEAUTIFUL BATHROOM
- CONSERVATORY ADDS EXTRA LIVING SPACE
- CLOSE TO AN ARRAY OF AMENITIES AND THE M1
- SPACIOUS DIMENSIONS THROUGHOUT
- NEUTRAL DECOR
- COUNTRYSIDE VIEWS
- GOOD COMMUTER LOCATION
- COUNCIL TAX D

Tel: 0114 257 8999

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Asking Price £350,000

Set in the sought-after S61 area of Rotherham, Scholes Lane offers a fantastic opportunity to acquire a beautifully presented bungalow, ideal for downsizers seeking the ease of single-storey living, or families in need of spacious accommodation without compromise. This charming three-bedroom property enjoys a convenient location, with excellent access to local amenities and transport links.

A composite glazed front door welcomes you into a practical porch, leading through to a hallway with dark wood effect flooring that flows beautifully into the principal rooms. The living room is bathed in natural light from two large UPVC windows, with a modern wall-mounted gas fire creating a warm, inviting atmosphere. Glazed doors lead into the dining room, where patio doors open onto a delightful conservatory boasting lovely countryside views and direct access to the rear garden.

The kitchen is fitted to a high standard with dark wood units and striking black sparkle quartz worktops, complete with an induction hob, electric oven, built-in microwave, and integrated dishwasher — as stylish as it is functional.

The master bedroom is complemented by two further well-proportioned doubles, one with sliding wardrobes, while the family bathroom offers a serene, spa-like retreat with a walk-in shower, bath, and elegant cream tiling throughout.

Outside, a lawned frontage and established shrubs lead to a driveway with space for up to five vehicles, alongside a garage benefiting from a new roof, electrics, and lighting. The fully enclosed rear garden provides a private oasis of lawn and paved seating areas, complete with outdoor tap, electrics, and CCTV for added security.

This home harmoniously blends space, style, and location, making it a must-see for prospective buyers. Early viewing is highly recommended!!

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PORCH
Entering through a composite glazed front door, the porch offers a practical welcome, finished with dark wood effect laminate flooring.

HALLWAY
The dark wood effect flooring continues seamlessly from the porch, flowing through to doors leading off to all principal rooms, with a radiator providing warmth.

LIVING ROOM
20'8 x 13'9 (6.30m x 4.19m)
A sizeable living room benefits from two large UPVC windows allowing plenty of natural light, complemented by two radiators. A modern wall-mounted gas fire creates a cosy focal point, while the dark wood effect laminate flooring flows through from the hallway, with glazed doors opening through to the dining area.

DINING ROOM
17'9 x 7'8 (5.41m x 2.34m)
A spacious dining room features a UPVC window and a radiator, with patio doors leading through to the conservatory. Finished with dark wood effect laminate flooring, the room also benefits from a TV aerial point.

KITCHEN
18'1 x 8'10 (5.51m x 2.69m)
The kitchen is fitted with dark wood wall and base units, contrasted beautifully by luxurious black sparkle quartz worktops. Two inset stainless steel sinks with chrome mixer taps sit alongside an induction hob with a stainless steel extractor above. Further appliances include an electric oven with a built-in microwave above, an integrated dishwasher, and under-counter space for a washing machine and fridge freezer. Spotlights and a UPVC window with extractor complete the space, finished with light wood effect LTV flooring.

CONSERVATORY
16'1 x 8'11 (4.90m x 2.72m)
Large UPVC windows flood the conservatory with natural light, creating a bright and airy space with lovely countryside views. A UPVC patio door provides access outside, while cream tiled flooring and a radiator complete the room.

MASTER BEDROOM
14'2 x 9'10 (4.32m x 3.00m)
A spacious master bedroom benefits from a UPVC window to the front and a BT point.

BEDROOM 2
14'5 x 7'7 (4.39m x 2.31m)
A large double bedroom benefits from a radiator and a UPVC window overlooking the garden. Sliding wardrobes provide ample storage, with a TV aerial point also included.

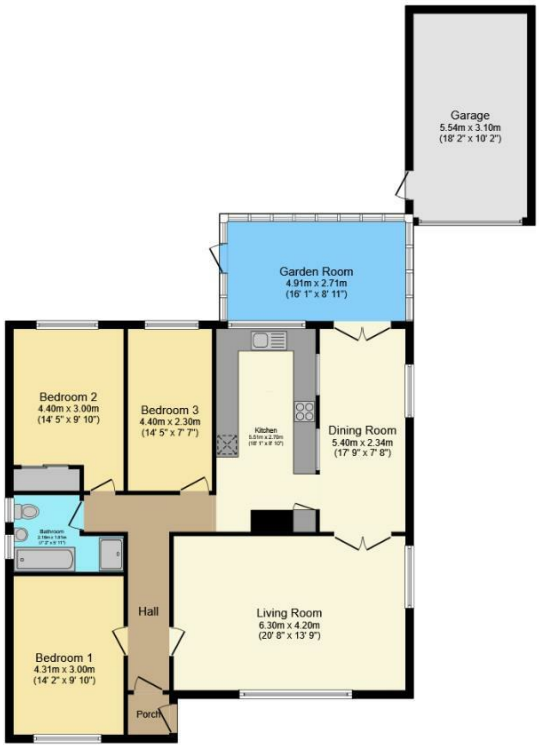
BEDROOM 3
14'5 x 7'7 (4.39m x 2.31m)
A further double bedroom benefits from a radiator and a UPVC window, along with a TV aerial point.

BATHROOM
The bathroom features a walk-in chrome shower alongside a bath with mixer tap and shower head, fully tiled in serene cream along with cream tiled flooring. A chrome towel radiator and low flush WC are complemented by a mirror and gloss wood vanity unit with inset ceramic sink. Spotlights, a frosted UPVC window with extractor complete the room.

EXTERIOR
To the front of the property is a lawned garden with established shrubs, along with a driveway offering space for up to five cars. To the rear, a fully enclosed garden features lawn and a paved area, along with an outdoor tap, electrics, and CCTV.

GARAGE
18'2 x 10'2 (5.54m x 3.10m)
The garage benefits from an up and over door, and comprises a new roof along with electrics and lighting.

Floorplan



Ground Floor

Total floor area: 143.5 sq.m. (1,544 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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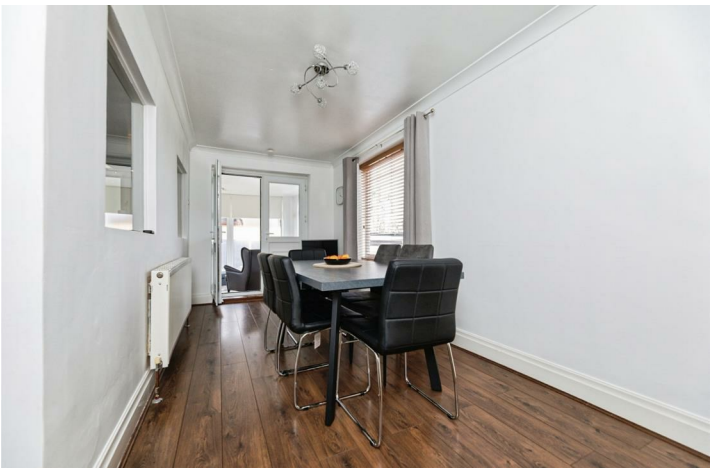
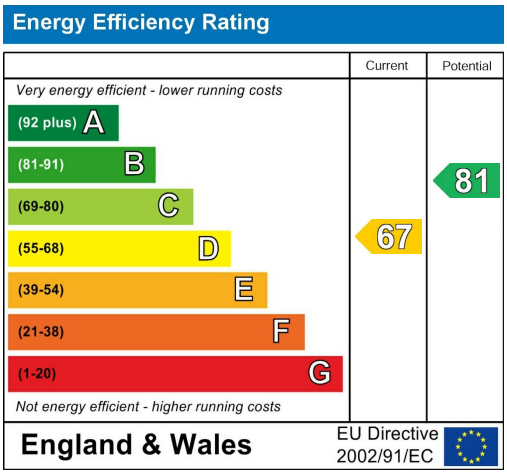
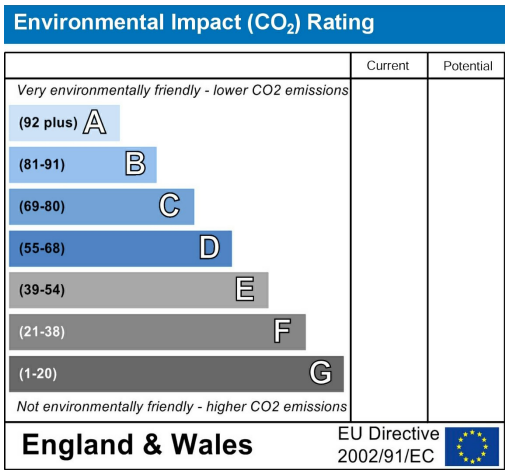


Energy Efficiency Graph





Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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