





Leaf Close, Maltby ROTHERHAM S66 7LA

william h brown

welcome to

Leaf Close, Maltby ROTHERHAM

Positioned on a quiet cul-de-sac is this lovely example of a three bedroom detached Bungalow that is move in ready with low maintenance gardens. Featuring a modern kitchen and shower room, three reception rooms, off street parking for multiple cars and a detached garage.













Entrance Hall
A side composite door provides entry into the entrance hallway, featuring two storage cupboards and a central heated radiator. Access to the loft is also gained via a loft hatch.

Shower Room
Modern walk in shower room fitted with a wash hand basin, w/c and walk in electric shower. Additional benefits include pvc paneling to the walls, a side double glazed window, central heated radiator and an extractor fan.

Dining Room
A glass door from the hall opens to the dining room with an archway to the lounge. Also offers one central heated radiator.

Lounge
Reception room with a focal gas fire and surround, the lounge also benefits from a front facing double glazed window and one central heated radiator.

Kitchen
Modern kitchen fitted with a range of wall, draw and base units with contrasting work surfaces and upstands incorporating the sink and drainer. Integrated appliances include a dishwasher, fridge/freezer, oven and gas hob with extractor above, whilst space and plumbing within the kitchen is available for a washing machine. A side double glazed window allows plenty of natural light into the room.

Bedroom One
Master bedroom with fitted wardrobes, having a rear facing double glazed window and one central heated radiator.

Bedroom Two
Second bedroom with access to the conservatory, this bedroom also benefits from spotlights and one central heated radiator.

Conservatory
Additional reception room offering both power and lighting, this conservatory also features side and rear double glazed windows along with rear french doors opening onto the garden area.

Bedroom Three
Third bedroom having a front facing double glazed window and one central heated radiator.

Outside
To the front of the property is a lawn with shrubs and ample off street parking split over pebbles and an extended driveway through the side of the property to the garage.

The rear garden is private and low maintenance with paved patio over two levels and various shrubbery. Access is also available to the garage through a side door.

Garage
Conveniently offering both power and lighting. This garage also features both side and rear double glazed windows, a side composite door along with an up and over front door.

Agent Notes
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Leaf Close, Maltby ROTHERHAM

- Three Bedroom Detached Bungalow
- Quiet Cul-De-Sac Location
- Very Well-Presented Throughout
- Modern Kitchen & Shower Room
- Three Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MBY106726 - 0002

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