



**West Barn Cottage Joan Lane,Hooton Levitt Rotherham S66
8PH**

welcome to

West Barn Cottage Joan Lane, Hooton Levitt Rotherham

A great opportunity to purchase this charming two-bed cottage, nestled within the idyllic village of Hooton Levitt. Offered to the market with no onward chain, this well-presented home overlooks the village green & boasts two reception rooms, a four-piece bathroom, off road parking and garage.



Entrance Porch

Entry into the porch through a front facing upvc door complemented by a side double glazed window. The porch has access to a cupboard and features one central heated radiator making it a warm and welcoming entrance way.

Lounge

Reception room with a beautiful beamed ceiling and an electric fire and surround both serving as focal points to the room. A front facing double glazed window allows natural light into the lounge area whilst an open archway leads onto the second reception room.

Dining Room

Leading from the lounge this second reception room offers a rear facing double glazed window and one central heated radiator.

Kitchen

A well-presented kitchen fitted with a range of wall, drawer and base units, complemented by tiled splashbacks and contrasting worksurfaces incorporating a sink and drainer. The worksurface extends to provide an attractive breakfast bar area. Integrated appliances include a dish washer, double oven and hob with extractor above, whilst space within the kitchen is available for a washing machine and fridge/freezer. A rear upvc door opens up onto the rear garden complemented by a side and rear double glazed window. The kitchen area is heated via one central heated radiator.

Landing

Access to all first floor accommodation along with access to the loft through a loft hatch.

Bedroom One

Master bedroom with fitted wardrobes, having two central heated radiators and two front facing double glazed windows allowing an abundance of natural light into the room. This bedroom was originally two separate rooms before the dividing wall was removed to create an open archway, which now serves as a dressing area. The layout can easily be reconfigured by reinstating the wall, allowing the property to be converted back into a three-bedroom home.

Bedroom Two

Second bedroom having a rear facing double glazed window and one central heated radiator.

Bathroom

Four piece family bathroom fitted with a wash hand basin with vanity, w/c, bath and corner shower. Additional benefits include tiling to the walls, spotlights to the ceiling, a mains heated towel radiator and a rear facing double glazed window.

Outside

To the front of the property is an open paved area with access to the front porch and a side gate providing access to the garden.

To the rear there is a spacious shared/open courtyard with the neighbouring properties. Across the courtyard provides access to the private no through road where you will find a garage and parking for 2/3 cars.

Garage

The middle block of garages belongs to this property. The garage has an electric front door and conveniently offers both power and lighting.

Agents 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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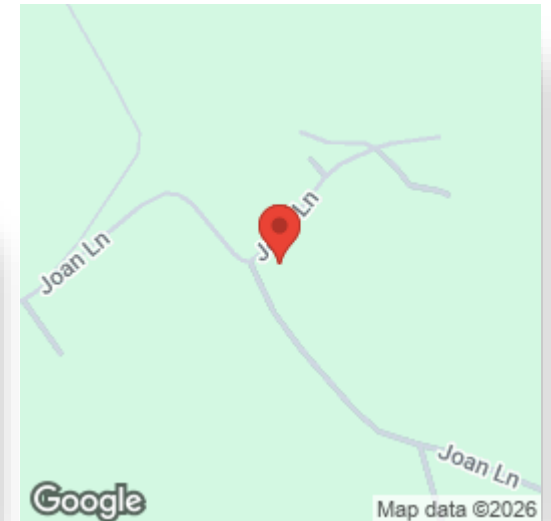
welcome to

West Barn Cottage Joan Lane, Hooton Levitt Rotherham

- No Onward Chain!!
- Charming Two Bed Cottage With Potential To Become A Three Bed
- Idyllic Village Location
- Well Presented Throughout
- Overlooking the Village Green

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

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106615 - 0005

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