



Lambcote Way, Maltby Rotherham S66 7BH

welcome to

Lambcote Way, Maltby Rotherham

We proudly present this two-storey extended, three-bedroom semi-detached home, situated within a quiet cul-de-sac in Maltby. This well-maintained property is offered with NO ONWARD CHAIN and boasts two reception rooms, a modern bathroom, driveway, and a private, well-kept rear garden.



Entrance Hall

Entry to the property through a front facing upvc door leading onto the stairs for the first floor accommodation.

Lounge

Reception area featuring a gas fire with surround, forming the focal point of the room. The lounge benefits from a front-facing double-glazed window, along with an understairs storage cupboard and one central heated radiator.

Dining Room

Rear facing second reception room with rear double glazed french doors opening onto the rear garden complimented by a rear double glazed window. The dining area also benefits from one central heated radiator.

Kitchen

Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting worksurfaces housing the sink and drainer. Space within the kitchen is available for a cooker, washing machine, fridge and freezer. A front and rear double glazed window provides plenty of light into the room whilst a central heated radiator adds warmth.

Landing

Access to all first floor accommodation along with access to the loft via a loft hatch. The landing area also benefits from a cupboard perfect for storage.

Bedroom One

Double bedroom with a built in cupboard/wardrobe perfect for storage. Further benefits to this bedroom include a front facing double glazed window and one central heated radiator.

Bedroom Two

Dual aspect double bedroom situated within the extension of the property, featuring a front and rear double glazed window and two central heated radiators. This bedroom provides access to the loft through a loft hatch.

Bedroom Three

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

Bathroom

Fully tiled well-presented bathroom fitted with a wash hand basin with vanity, low flush w/c and bath with mains fed shower above. Further benefits include a rear double glazed window and a central heated towel radiator.

Outside

The front of the property boasts a driveway perfect for off road parking, alongside the driveway is a low maintenance pebbled area which can be used as additional parking.

On to the rear is a fully enclosed well-maintained garden with a patio perfect for outdoor seating leading to a raised lawned area with slate pebble boarders. The rear of the property also benefits from an outside tap.



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welcome to

Lambcote Way, Maltby Rotherham

- No Onward Chain!!
- Three Bedroom Semi-Detached Property
- Two Storey Extension To The Side
- Situated Within A Quiet Cul-De-Sac
- Well-Presented Throughout

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106531 - 0004

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