



26 Shepherd Lane, Thurnscoe, Rotherham, S63 0JS

**Asking Price £275,000**

**\*\* NO ONWARD VENDOR CHAIN \*\*\***

Offering exemplary standards within, having undergone a recent course of modernisation is this extended three bedroom detached family home. With two separate large reception rooms, the property hosts a downstairs WC, en suite to master and stunning bathroom suite. With family friendly gardens to the rear which enjoy an open aspect beyond, an early viewing is thoroughly recommended to appreciate the standards on offer.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Thurnscoe

Thurnscoe is a village in the metropolitan borough of Barnsley in South Yorkshire, England. Thurnscoe's oldest building is the Church of St. Helen on High Street, built in 812 by the Saxons and rebuilt in 1087 by the Normans.

## Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

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

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.

## Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

## Lounge 16'9" x 12'2" (5.12 x 3.71m)



This spacious inviting lounge offers a warm and stylish living space, featuring beautiful solid oak flooring that adds a touch of natural elegance. A charming multi-fuel log burner serves as the focal point of the room, perfect for cosy evenings. A large window floods the space with natural light and offers delightful views of mature trees and historic farmhouse opposite.

## Dining Room 16'10" x 15'5" (5.15 x 4.72m)



With rear facing sliding patio doors entering the attractive garden and central heating radiator.

## Kitchen 9'9" x 11'5" (2.99 x 3.49m)



The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a ceramic hob, with electric oven below stainless steel splashback and extractor hood above. With integrated items to include a dishwasher, hosting a central heating radiator and attractive wall tiling.

## Office / Play Room 13'7" x 11'1" (4.15 x 3.38m)



Useful additional room with upvc glazing and entrance door.

## Downstairs WC / Utility



With low flush WC, wash hand basin and space and plumbing for an automatic washing machine. Hosting the central heating boiler system.

## Master Bedroom 14'11" x 13'6" (4.57 x 4.14m)



With rear facing upvc window, central heating radiator and access to the en suite facility. Benefiting from a large fitted wardrobe

## En Suite



Stunning en suite facility, with three piece suite.

## Bedroom Two 13'4" x 12'4" (4.07 x 3.78m)



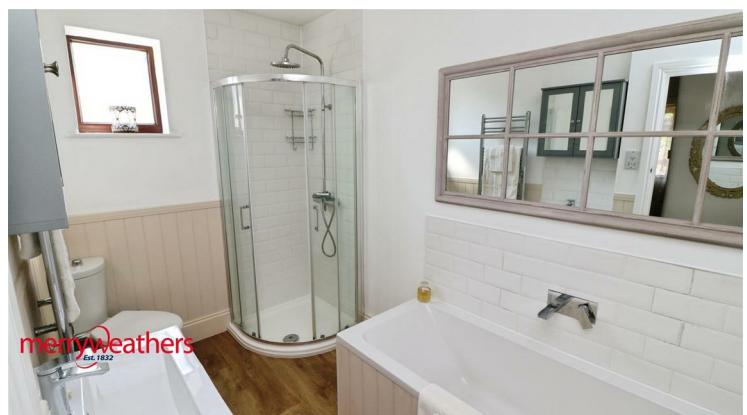
With a front facing upvc window and central heating radiator.

## Bedroom Three 10'6" x 8'6" (3.21 x 2.61m)



With a front facing upvc window and central heating radiator. Currently utilised as a dressing room with fitted shelving and hanging space.

## Bathroom



Hosting a four piece suite comprising of a bath with central taps, separate shower cubicle, pedestal hand wash basin and low flush WC. With central heated towel rail and opaque double glazed window.

## Garage

Secured by roller garage door, hosting power and lighting.

## External

To the front is a driveway and additional hard standing providing off road parking for a number of vehicles. To the rear are impressive laid to lawn gardens, with pergola, decked patio and garden shed.

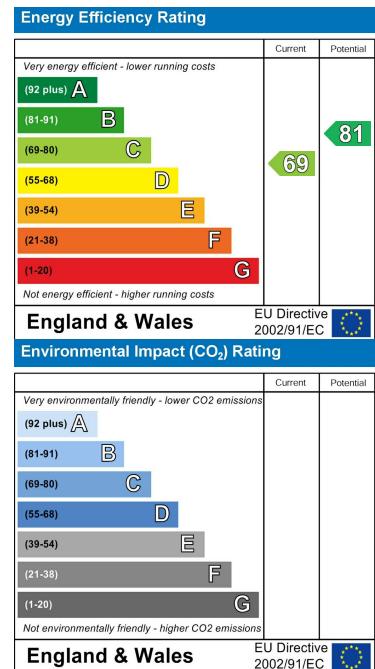
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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