



**The Vines Adwick Road, Mexborough S64 0AG**

**welcome to**

**The Vines Adwick Road, Mexborough**

DRESSED TO IMPRESS! This absolutely stunning home offers stylish & versatile living space, featuring a contemporary kitchen, spacious lounge diner, conservatory, ample parking, garage & a delightful enclosed garden. A home of exceptional quality, ready to be enjoyed from day one.



### **Agents Aml Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

### **Entrance Hall**

The perfect introduction to this beautifully presented home, the entrance hall effortlessly sets the pace for the accommodation beyond.

Entered through a UPVC front door, this welcoming space creates an immediate sense of warmth and comfort and is complemented by a central heating radiator

### **Lounge**

A tastefully decorated & stylish room. Having a central heating radiator, a front facing UPVC double glazed window, an further front facing window and sliding doors.

### **Kitchen**

An absolutely stunning & spacious kitchen - expertly designed with both style and functionality in mind, this beautifully appointed kitchen boasts a comprehensive range of sleek wall and base units, providing ample storage and workspace. Integrated appliances include a built-in oven, hob with extractor hood and a fridge freezer. Having a rear-facing window and a door providing direct access to the garden.

### **Conservatory**

Having UPVC double glazed windows and patio doors to the garden. Also having a central heating radiator.

### **Landing**

With access to the loft.

### **Bedroom One**

A stunningly appointed double bedroom, finished to

an exceptional standard and enjoying a stylish finish. Having a front facing UPVC double glazed window and a central heating radiator.

### **Bedroom Two**

Another generously sized room featuring a rear facing UPVC double glazed window and a central heating radiator.

### **Bedroom Three**

Featuring a front facing UPVC double glazed window and a central heating radiator.

### **Bathroom**

An absolutely stunning, spa like bathroom. Featuring a panelled bath and separate shower cubicle, this stylish space is perfectly suited to the demands of modern living. Further comprising a W.C., wash hand basin, central heating radiator and a rear facing UPVC double glazed window.

### **Outside**

Occupying a generous plot, to the front of the property is pebbled garden enhancing kerb appeal and a substantial driveway providing ample off street parking.

To the rear is a predominantly laid to lawn and larger than average garden - offering an excellent space for families, children and those who enjoy spending time outdoors. A paved patio seating area provides the perfect setting for al fresco dining, entertaining guests or simply relaxing and enjoying the surroundings.

### **Garage**

Having power & light.

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## **The Vines Adwick Road, Mexborough**

- Impressive 3 bedroom detached family home. Council tax C.
- Highly sought after location - excellently placed for amenities, schools, shops, parks, transport links & Montagu Hospital
- Absolutely stunning throughout - meticulously finished in every single room
- Stylish lounge/diner ideal for entertaining. Beautifully kitchen with quality finishes & appliance. Luxurious bathroom
- Versatile conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£210,000-£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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