



Joan Lane, Hooton Levitt Rotherham S66 8PH

welcome to

Joan Lane, Hooton Levitt Rotherham

Situated in a peaceful village setting overlooking the village green is this modern & well-presented three-bed semi-detached home. Offered with no chain, the property features a contemporary kitchen/diner and utility, stylish downstairs w/c, private rear garden and driveway for multiple vehicles.



Entrance Hall

Entry through a side composite door complemented by a rear facing double glazed window. The welcoming hallway is heated via one central heated radiator and provides access to the staircase for the first floor accommodation.

Lounge

Leading from the entrance hallway this well presented reception room features a front facing double glazed window along with a featured central heated radiator.

Kitchen/Diner

A beautifully presented modern kitchen/diner fitted with wall, draw and base units with tiled splashbacks and contrasting worksurfaces housing the sink and drainer. Integrated appliances include a dishwasher, double oven and gas hob with extractor above whilst space within the kitchen is available for an American fridge/freezer. The kitchen has the added benefit of a pantry cupboard perfect for additional storage. A front facing double glazed window along with rear patio doors that open onto the garden allow plenty of natural daylight to flood the space whilst spotlights within the kitchen/diner help to further enhance the light. A featured wall mounted radiator provides warmth.

Utility Space

Leading from the kitchen this utility benefits from fitted cupboards along with space and plumbing for a washing machine and tumble dryer.

Cloakroom

A beautifully presented cloakroom offering a low flush w/c and a circular sink sat on top of a floating shelf. Additional features include modern tiling to the walls, a side facing double glazed window, spotlights and a central heated radiator.

Landing

Access to all first floor accommodation along with access to the loft via a loft hatch. The landing area

also benefits from a rear facing double glazed window.

Bedroom One

Well-presented master bedroom with fitted wardrobes, having a front facing double glazed window and one central heated radiator.

Bedroom Two

Second double bedroom with fitted wardrobes, having a double glazed front window and one central heated radiator.

Bedroom Three

A third bedroom with a fitted wardrobe, rear facing double glazed window and a central heated radiator.

Bathroom

Fully tiled modern bathroom fitted with a wash hand basin with floating vanity, a low flush w/c and bath with shower over head. Additional benefits include spotlights, a rear facing double glazed window and a central heated towel radiator.

Outside

The front of the property boasts a sizeable driveway with ample off-road parking for multiple vehicles. Overlooking the village green, the frontage also benefits from a garden area with artificial lawn.

To the rear is a fully enclosed, private tiered garden which backs onto the woods creating a private and peaceful outlook. The garden features a paved patio along with artificial lawn and sleepers.

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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welcome to

Joan Lane, Hooton Levitt Rotherham

- No Onward Chain!!
- Semi-Detached Home With Three Bedrooms
- Beautifully Presented & Modern Throughout
- Overlooking The Village Green
- Quiet Village Location

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

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106702 - 0004

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