

**FOR SALE**



**East Bawtry Road, Rotherham**  
**Guide Price £250,000**

  
**MARTIN & CO**



## East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £250,000

- Three bedrooms
- Loft room
- Conservatory
- Dining room
- Beautiful kitchen

GUIDE PRICE £250,000 - £260,000. This spacious three-bedroom semi-detached home is situated in the highly sought-after location of East Bawtry Road, Its prime location allows for easy access to various local amenities, public transport links, and major commuter routes such as the M1, M18, and Sheffield Parkway, making it an ideal choice for convenience and connectivity. In recent years the property has been re-roofed, new boiler, log burner fitted, patterned concrete drive, replacement windows and doors, re-rendered, oak internal doors and replacement contemporary style radiators.



Upon entering the property through the front entrance lobby, you will be greeted by a welcoming entrance hall. The lounge features a charming log burning stove, creating a cozy and inviting atmosphere perfect for both relaxation and entertainment. Adjacent to the lounge is the dining room, which boasts patio doors leading to the conservatory. The conservatory offers a wonderful view of the rear garden and features a tiled roof.

The kitchen is well-equipped with a range of fitted wall and base units, including essential appliances such as an oven, hob, microwave, and extractor hood. Moving upstairs, the first-floor landing leads to three

generously sized bedrooms, providing ample space for comfortable living. Completing the first floor is the family bathroom, which features a three-piece suite, including a low flush w.c, wash hand basin and bath with shower over.

Furthermore, the property offers additional space in the form of a loft room, complete with a rear-facing roof window. This versatile room could be utilized as an office space or for storage purposes. Outside, the front of the property boasts a beautifully landscaped pebbled garden, along with ample off-road parking space for several vehicles. Access to the garage is provided via double gates.

The rear garden is fully enclosed and of a good size and offers a delightful outdoor space. It features a patio area, a well-maintained lawn, mature shrub borders, a greenhouse, and even a vegetable plot, perfect for those with a green thumb.

**ENTRANCE LOBBY** Has a front facing entrance door and leads through to the entrance hall.

**ENTRANCE HALL** Has coving and downlights to the ceiling. A stair case rises to the first floor landing, laminate flooring and under stairs storage.

**LOUNGE** With coving to the ceiling and front facing window. The focal point of the room is the log burning stove inset to the chimney breast with wood mantel above.

**DINING ROOM** A generous size room with coving to the ceiling, laminate floor and patio doors open into the conservatory.

**CONSERVATORY** A lovely addition to this property overlooking the rear garden, with tiled roof, downlights to the ceiling and French style doors open onto the garden.

**KITCHEN** With coving to the ceiling and having an



extensive range of fitted wall and base units in shaker style. Wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, space for fridge freezer, oven, integrated microwave, tiled splash backs, rear facing window and side facing entrance door. There is a useful utility cupboard with plumbing for washing machine and the central heating boiler.

**LANDING** With side facing window and access to the loft room.

**LOFT ROOM** Accessed via a pull down ladder, with rear facing roof window. This area could be used for storage or home office.

**BEDROOM ONE** A double size room with coving to the ceiling and rear facing window overlooking the rear garden.

**BEDROOM TWO** A double size room with front facing

window.

**BEDROOM THREE** A much larger than average size bedroom with coving to the ceiling, useful alcove and rear facing window overlooking the rear garden.

**BATHROOM** With a white three piece suite which comprises a low flush w.c, wash hand basin, bath with shower set over, decorative paneling to the walls, downlights to the ceiling and front facing window.

**OUTSIDE** To the front is a concrete print drive providing parking for several vehicles, a raised shrub border to one side and double gates open to further parking and access to the garage. Single garage with power and light which leads through to a shed. The rear garden is of a generous size and is well maintained and stocked idea for a keen gardener. There is a decked area with shaped lawn. Pebbled and shrub borders, greenhouse, vegetable plot, patio area and shed.

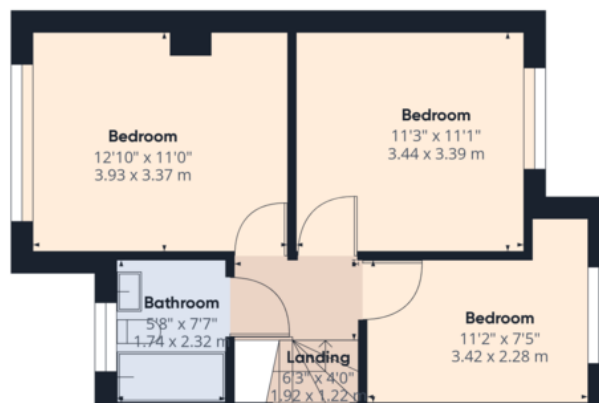


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		





Ground Floor



Approximate total area<sup>(1)</sup>  
1047.55 ft<sup>2</sup>  
97.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

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