



Scholes Lane, Rotherham, S61

**Ideal Family Home | Garage | 4 Double Bedrooms | Down Stairs WC | Separate Utility Room | Cul-De -Sac |
Close To M1 Motorway | Ensuite To Master Bedroom | No Chain | Kitchen /Diner**

Guide Price: £350,000 - £360,000

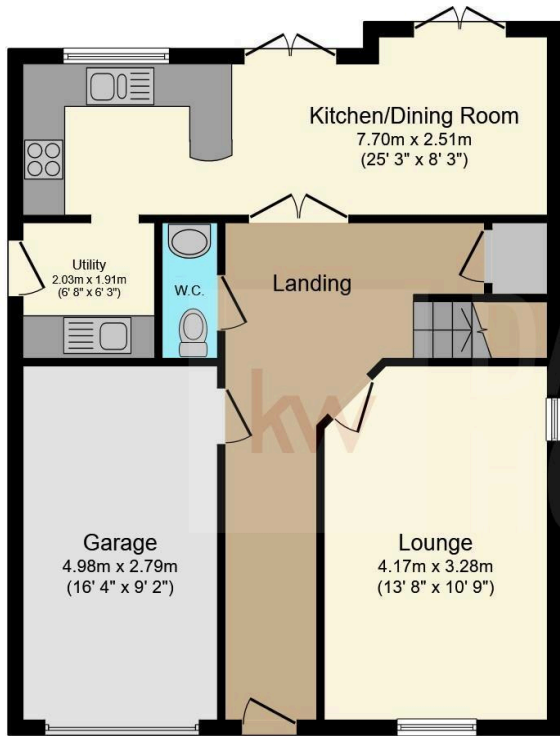
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DESCRIPTION

This modern stone-built detached home offers the ideal living space for a growing family. Positioned in a convenient location with off-road parking, an integral garage, and a generously sized enclosed rear garden, this property blends comfort with practicality. The contemporary kitchen-diner is the heart of the home, featuring integrated appliances and French doors that open directly onto the garden, making it perfect for family meals or entertaining. With easy access to the M1 motorway, this home is not only stylish but also ideally located for those needing to commute. Book a viewing today and see for yourself why this home is the perfect fit! Upon entering, you are welcomed by a spacious and light-filled living area that offers plenty of room for relaxation or gathering with family and friends. The open-plan kitchen-diner is designed with modern living in mind, featuring sleek fittings and fully integrated appliances. French doors lead directly from the dining area to the large enclosed garden, an inviting outdoor space where children can play safely or where the family can enjoy summer barbecues. A separate utility area, located off the kitchen, keeps household chores tucked away, and the handy downstairs WC adds extra convenience for family life. Upstairs, the property boasts four generously sized double bedrooms, ensuring plenty of space for everyone in the family. Two of the bedrooms feature built-in wardrobes, providing ample storage solutions, while the master bedroom benefits from its own en suite, offering a private retreat for parents. The remaining bedrooms are serviced by a modern family bathroom, creating a functional layout that meets the needs of busy family life. Outside, the enclosed rear garden offers plenty of space for children to run around or for the family to relax and unwind. The integral garage and off-road parking add further convenience, providing space for vehicles or additional storage. Situated in a family-friendly area, this home is close to local schools, parks, and shops, making day-to-day living convenient and easy. The excellent transport links, including quick access to the M1 motorway, make this property an ideal choice for families needing to commute or travel frequently. With everything a growing family could need, this modern detached home is ready for its next owners to move in and make it their own.

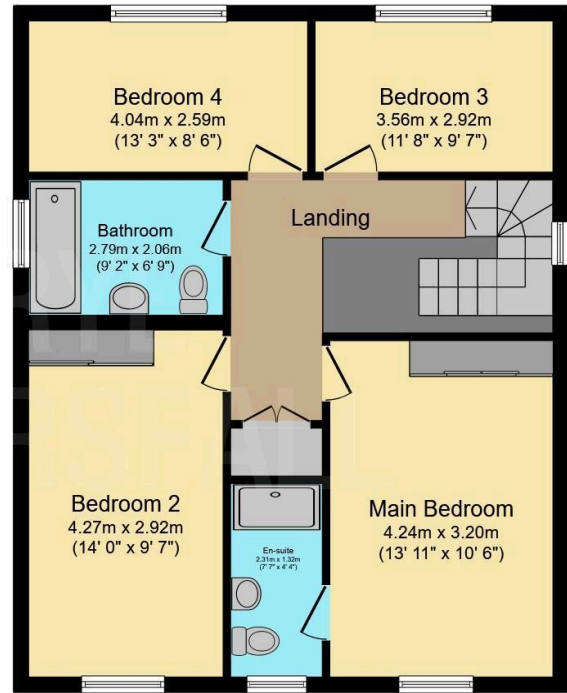






Ground Floor

Floor area 70.2 m² (755 sq.ft.)



First Floor

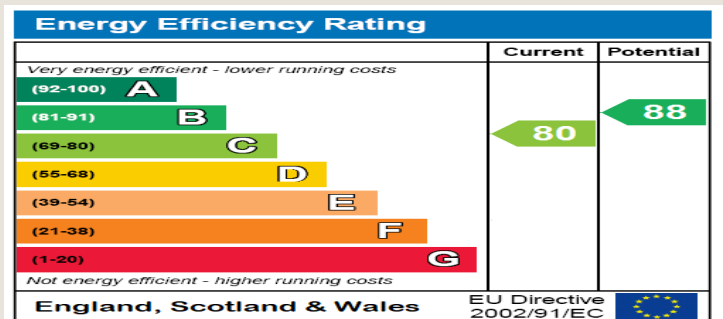
Floor area 69.2 m² (745 sq.ft.)

TOTAL: 139.4 m² (1,500 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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