



**Micklebring Lane, Braithwell ROTHERHAM S66 7AS**

**welcome to**

**Micklebring Lane, Braithwell ROTHERHAM**

We are delighted to welcome this two-storey extended semi-detached property situated in the sought after village of Braithwell. Offering three double bedrooms, two spacious reception rooms a modern family kitchen. This home is ideal for growing families or someone looking for village lifestyle.



### **Entrance Porch**

Entry to the porch through a front facing upvc door complemented by a front and side double glazed window, leading onto an internal door to the entrance hallway.

### **Entrance Hall**

Welcoming entrance hall leading onto the stairs for the first floor accommodation along with an internal door to the lounge area. A side double glazed window provides plenty of light into the hallway.

### **Lounge**

Bright and welcoming reception room with plenty of light coming in from the bay fronted double glazed window. A gas fire and surround makes the focal point to the room whilst the central heated radiator adds for additional warmth.

### **Dining Room**

This second reception room has open plan access through two archways to the kitchen. Having the added benefit of a pantry cupboard perfect for additional storage whilst space within the room is available for an American style fridge freezer. The dining room benefits from a side double glazed window and one central heated radiator.

### **Kitchen**

A modern high gloss kitchen fitted with a range of wall, drawer and base units, complemented by a central island, quartz upstands and quartz work surfaces incorporating the sink and drainer. Integrated appliances include a double oven and electric hob, with space available for a washing machine and dishwasher. Natural light floods the room through side and rear double glazed windows, while a central heating radiator provides warmth.

### **Landing**

Access to all first floor accommodation along with access to a cupboard perfect for additional storage. The landing area is well lit by a side facing double glazed window.

### **Bedroom One**

A generous master bedroom boasting two front-facing double glazed windows and two central heated radiators. This room also offers access to the loft via a fitted loft hatch.

### **Bedroom Two**

Second double bedroom featuring a rear facing double glazed window overlooking the ruddle centre green. This bedroom also benefits from fitted wardrobes and includes a central heating radiator.

### **Bedroom Three**

A third double bedroom featuring a rear double glazed window with views onto the ruddle centre green. The bedroom also includes one central heated radiator.

### **Bathroom**

Three piece family bathroom fitted with a wash hand basin with vanity, low flush w/c and a bath with mains shower over head. Ceiling spotlights along with a side double glazed window provides plenty of light into the room whilst the central heated towel radiator adds convenience and warmth.

### **Outside**

To the front of the property is a sizeable garden and driveway with space for multiple vehicles. The garden is lawned with various stocked beds and shrubbery, The driveway extends down the side of the property leading to the garage and the rear gate. Also benefits for a EV Charging point on the side of the property.

The rear garden is private and sizeable with paved patio area with steps leading to a lawn with raised beds. A gate provides access to the ruddle centre green to the rear.

### **Garage**

A detached garage with double doors to the front, a side door and side windows,



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## Micklebring Lane, Braithwell ROTHERHAM

- Extended Semi-Detached Property
- Three Double Bedrooms
- Two Story Extension To The Rear
- Sought After Village Location
- Modern Family Kitchen

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

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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