



Lundhill Road

Wombwell, S73 0RE

Guide Price £245,000 - £250,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- REAR EXTENSION
- GENEROUS DIMENSIONS
- PLENTY OF SCOPE TO MAKE IT YOUR OWN
- STYLISH MODERN DECOR
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- EPC RATING: C
- COUNCIL TAX BAND: B

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CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR. BEAUTIFULLY PRESENTED, EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED WITHIN WOMBWELL. Boasting stylish décor, generous dimensions, enclosed rear garden with off road parking to the front. Close to all local amenities with sought after schools for the area being within walking distance, close to Wombwell High Street offering supermarkets, local business and public houses, good links to Barnsley, Rotherham and Doncaster and within easy reach of the A1 and M1 making this an ideal spot for any family or couple. Property briefly comprises of Lounge, Kitchen/Diner, three Bedrooms and family Shower Room. **VIEWINGS ARE A MUST!**

ENTRANCE HALL

Make an entrance through this beautiful composite front door into a spacious area to take off those muddy shoes. Comprising of wall mounted radiator, tile flooring, carpeted staircase rising to the first floor and doors leading to the Lounge and Kitchen Dining room. Handy understairs storage to the side.

LOUNGE

11'09" x 10'10" (13'06" including bay window) (3.58m x 3.30m (4.11m including bay window))

Greeted by a fresh and welcoming space, having a front facing large double glazed bay window filling the room with natural light making this the perfect design for the principle reception room. Comprising of carpet flooring, wall mounted radiator and ariel point in place. Plenty of space for living furniture.

KITCHEN DINING ROOM

16'08" x 24'04" (5.08m x 7.42m)

Adding the wow factor to this property is this spacious and well designed modern kitchen diner. Beautifully presented and complimented by grey tile flooring and inset spot lighting. The kitchen consists of an array of white high gloss wall and base units adding plenty of storage with complimentary work surface over, spot lights, ceramic sink with stainless steel mixer tap, plenty of added extras including, integrated dishwasher, built in five ring gas hob with extractor hood over, integrated fridge freezer, two electric ovens side by side with integrated coffee machine and microwave above. Large uPVC bi-folding doors with magnetic blinds filling the room of natural light as well as beautiful large skylight above bringing the view of the stars into your home. The focal point of the room being the exquisite electric fireplace bringing comfort and warmth to the room. Having tall vertical wall mounted radiator adding to the touch.

LANDING

6'01" x 7'07" (1.85m x 2.31m)

From the spacious landing doorways lead to all three bedrooms and family Shower Room. Comprising of neutral décor, carpet flooring and uPVC to the side elevation.

BEDROOM ONE

11'01" x 10'10" (14'01" including bay window) (3.38m x 3.30m (4.29m including bay window))

A sumptuous large master bedroom dazzling with beautiful décor with plenty of storage provided by a large built in wardrobe with sliding doors. Comprising of carpet flooring, wall mounted radiator and an impressive large uPVC bay window filling the room with natural light.

BEDROOM TWO

12'02" x 11'01" narrowing to 10'01" (3.71m x 3.38m narrowing to 3.07m)

A further good sized double bedroom with plenty of room for extra bedroom furniture, laminate flooring, wall mounted radiator, stylish décor and uPVC window to rear elevation.

BEDROOM THREE

6'02" x 7'11" (1.88m x 2.41m)

A further beautiful room comprising of neutral décor with laminate flooring, wall mounted radiator and uPVC window to the front elevation.

SHOWER ROOM

7'00" x 7'04" (2.13m x 2.24m)

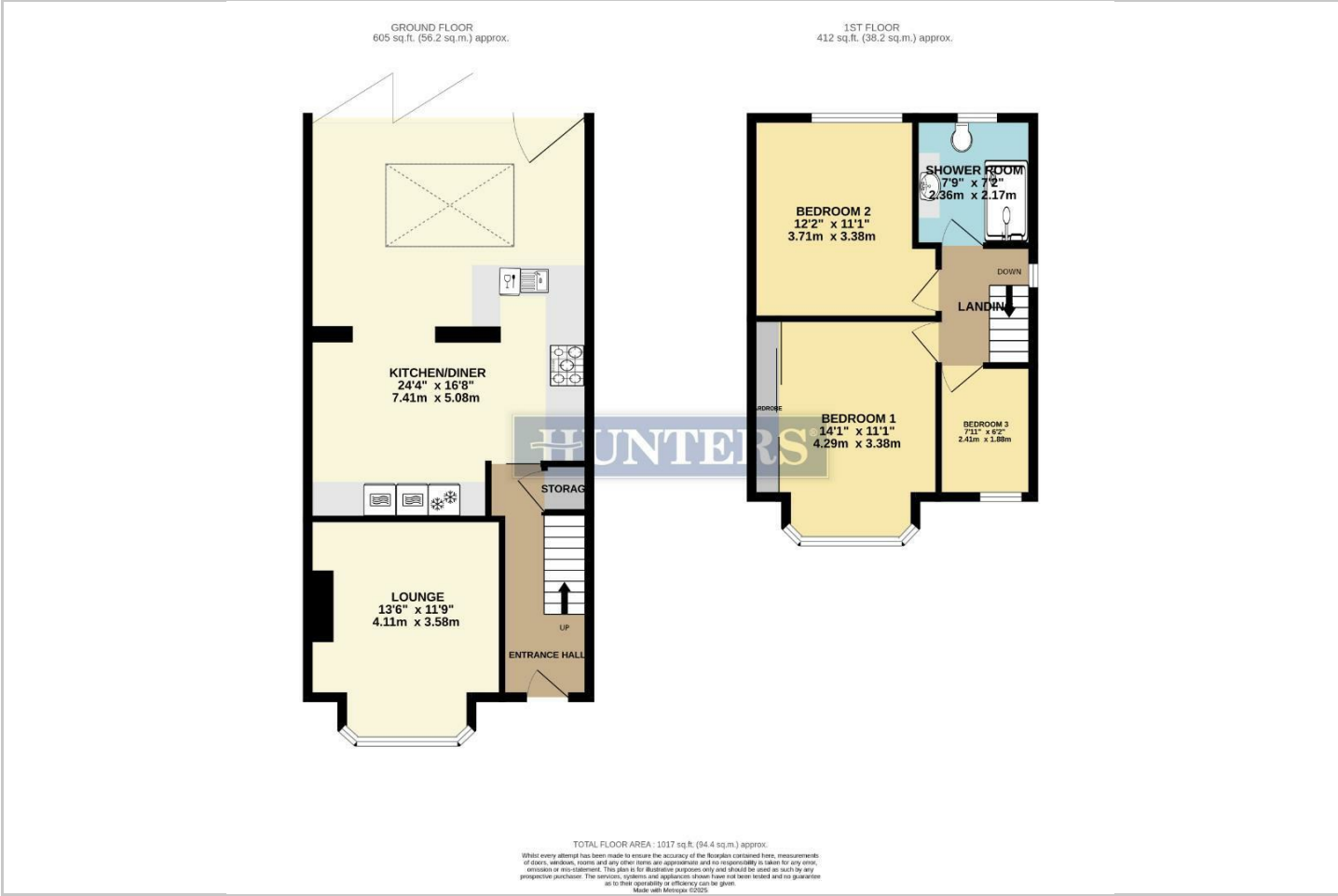
A sophisticated Shower Room, tiled in elegant tones comprising of double shower cubicle with manual shower and designer glass screen, vanity unit with built in ceramic sink, illuminated / de mist mirror over and low flush WC, heated towel rail, uPVC window and extractor fan.

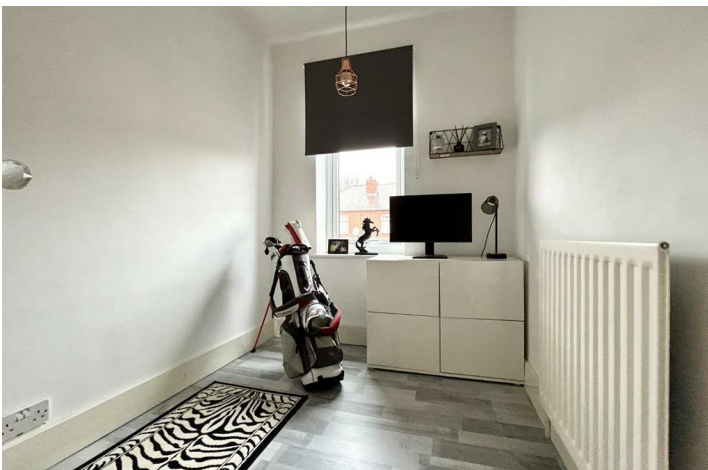
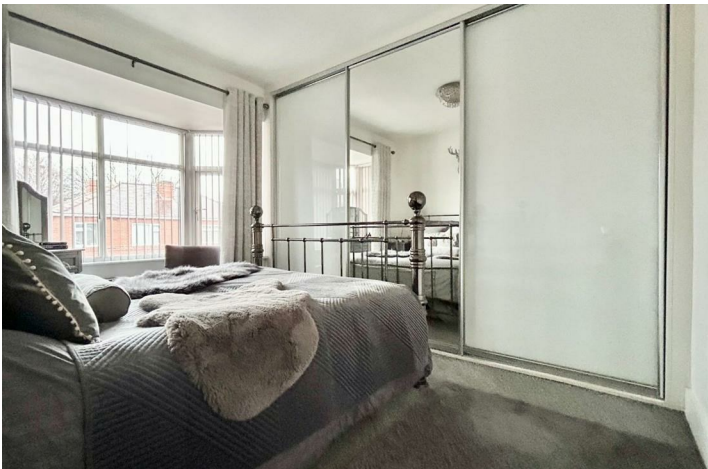
EXTERIOR

The front of the property has great kerb appeal. Having large tarmac driveway creating off street parking and wooden gate giving access to the side and rear of the property.

To the rear is a splendid well landscaped enclosed garden area. Having large beautifully presented slabbed patio area ideal for entertaining in the summer months aswell as generous sized lawn area leading to a cosy decked sitting area. Benefiting from wooden fencing, wooden railway blocks and plants adding to the beauty and privacy of the garden.

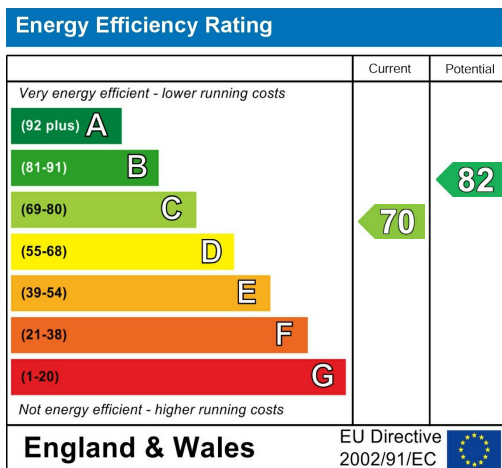
Floorplan







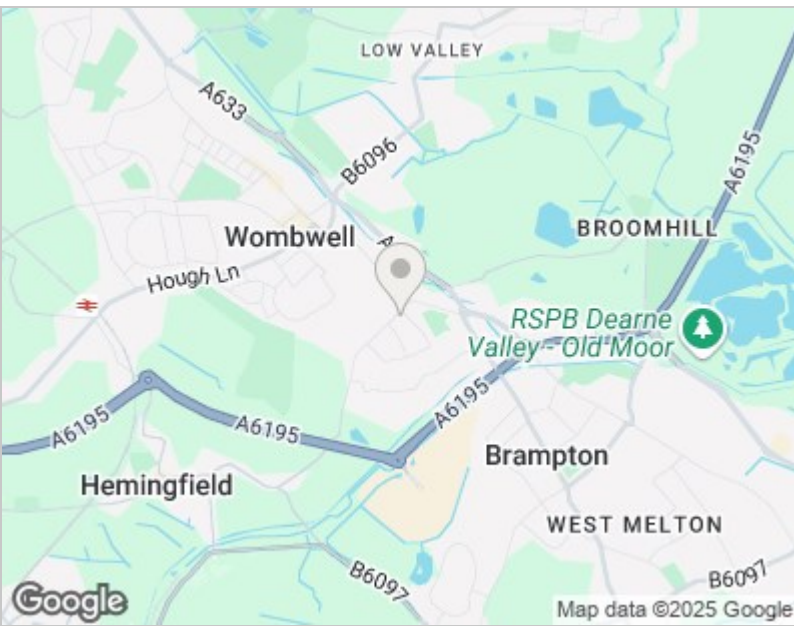
Energy Efficiency Graph



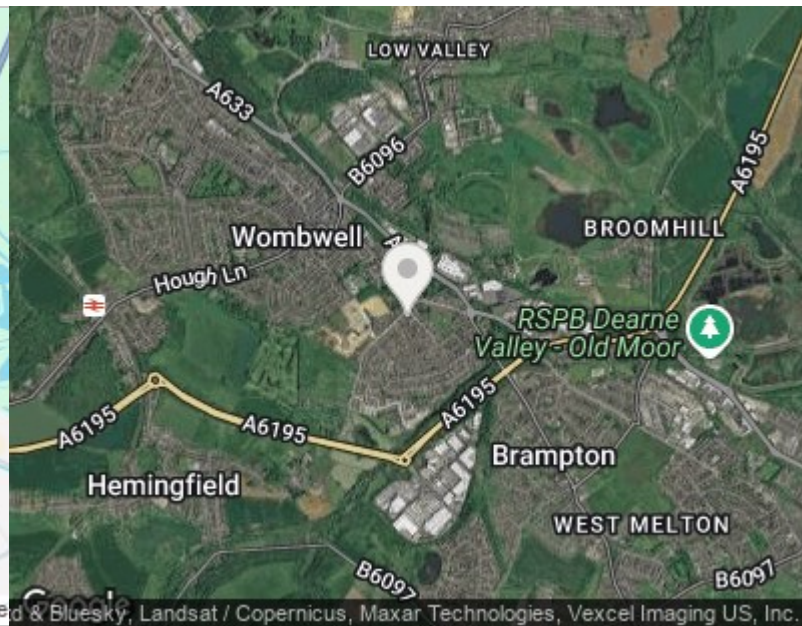
Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.

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