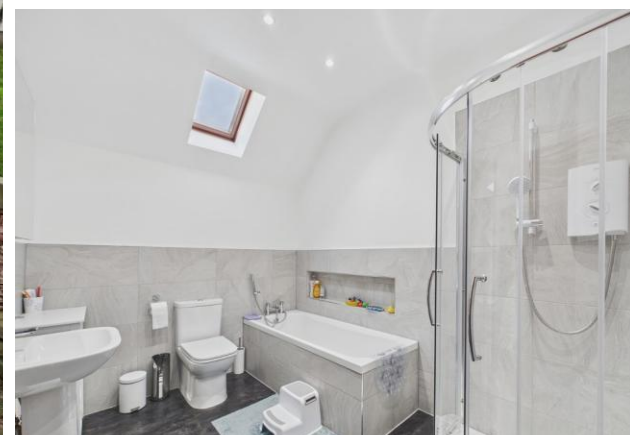


FOR SALE



Lane End Mews, High Street , Thurnscoe
Guide Price £330,000


MARTIN&CO



Lane End Mews, High Street , Thurnscoe

4 Bedrooms, 2 Bathroom

Guide Price £330,000

- Detached house
- Four bedrooms
- Two reception rooms
- Generous proportions
- Drive and garage

GUIDE PRICE £330,000 - £340,000. Located on the edge of the village and set along a private Road, this deceptively spacious four-bedroom detached family home offers an impressive blend of character, privacy and generous living space. Constructed from reclaimed brick, the property enjoys charm and individuality rarely found in modern homes, while benefiting from excellent commuter links, public transport access, closeness to good schooling and nearby local amenities.



The accommodation is well planned and must be viewed to be fully appreciated. Upon entering, a welcoming and generously sized entrance hall provides access to the first-floor landing. The dual-aspect lounge is a particular highlight, being considerably larger than average and featuring an attractive fire surround, creating a warm and inviting living space. A separate dining room offers an ideal setting for family meals and entertaining. The kitchen is fitted with a range of units and is complemented by a separate utility room with space for appliances.

To the first floor, the landing is a standout feature in itself, enhancing the sense of space throughout. The dual-aspect master bedroom is again larger than average and benefits from an en-suite shower room.

Three further well-proportioned bedrooms are served by a refitted family bathroom, which features a modern white four-piece suite.

Externally, the property enjoys a block-paved driveway to the rear providing access to the single integral garage. To the front is an enclosed garden, mainly laid to lawn with patio seating areas and established shrub borders, offering a pleasant outdoor space with a good degree of privacy. With open countryside close by, this home is ideally suited to families and professionals alike.

ENTRANCE HALL An impressive size hall with a staircase rising to the first floor landing, laminate flooring, front facing entrance door with matching side windows.

LOUNGE A much larger than average lounge with picture rail. This dual aspect room has front and rear facing windows. The focal point of the room is the

feature fire surround.

DINING ROOM A versatile room with a rear facing window.

KITCHEN Having a range of fitted units, Wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, space for range style cooker, integrated dishwasher, tiled wall, downlights to the ceiling, rear facing window and rear facing entrance door.

UTILITY ROOM Having been refitted with a range of fitted wall and base units in shaker style. There are spaces for washing machine, tumble dryer, fridge freezer, downlights to the ceiling and rear facing window.

LANDING A standout feature is this first floor landing with its length and two rear facing roof style windows.

BEDROOM ONE A large dual aspect master bedroom



that is an envious selling point, with front and rear facing windows.

EN SUITE Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, shower cubicle, tiled walls and roof style window.

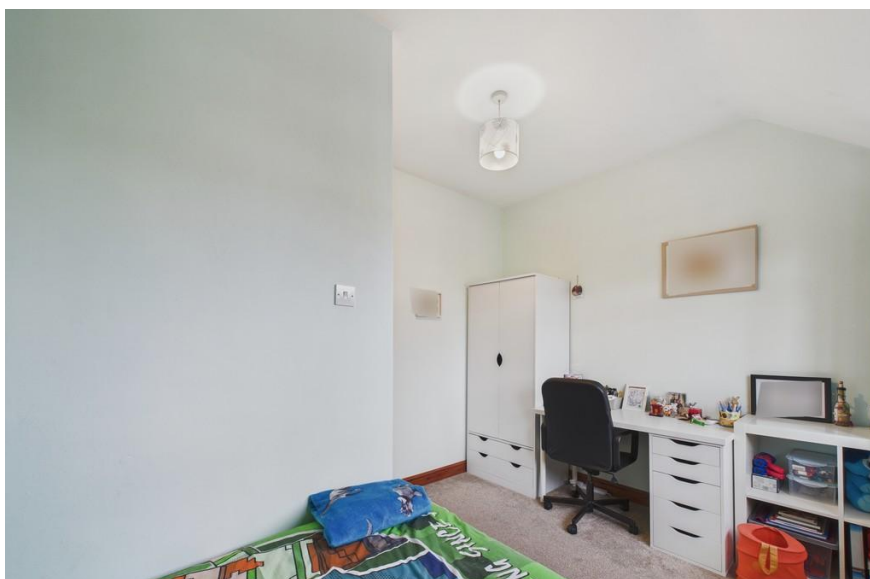
BEDROOM TWO A double size room with a front facing window.

BEDROOM THREE A double size room with rear facing window.

BEDROOM FOUR A good size single room which has a front facing window.

FAMILY BATHROOM Having been refitted with a white four piece suite which includes a low flush w.c, wash hand basin, bath, separate shower cubicle, tiled walls, downlights to the ceiling and roof style window.

OUTSIDE To the rear of the property is a block paved drive with access to the integral single garage. To the front is an enclosed garden with lawn, patio area and mature shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
 1645 ft²
 152.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
 T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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