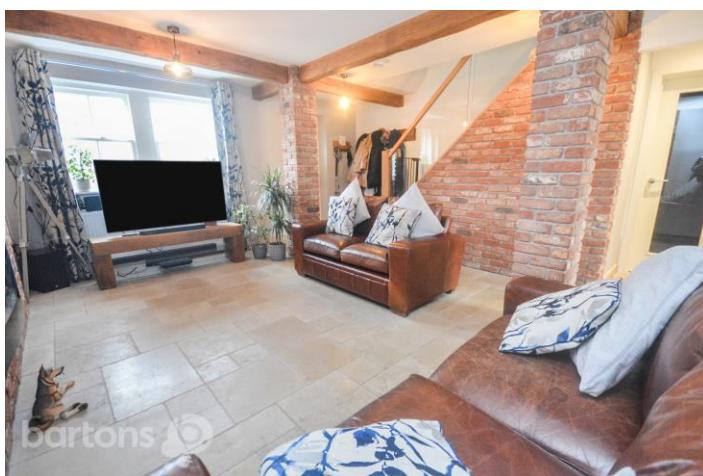




**Lakeside View, Greasbrough** Rotherham S61 4EZ

**Guide Price £350,000 to £365,000**



- **Stone Built Detached Family Home**
- **High Specification Features Throughout**
- **Rear Enclosed Lawn Garden**
- **Four Generous Bedrooms, Four Bathrooms**
- **Views over Greasbrough Dam**
- **Off Road Parking & Garage**

Guide Price £350,000 to £365,000. New to the market is this Stunning Stone Built Four Bedroom Detached Home which has VIEWS overlooking Greasbrough Dam and to Wentworth. It is beautifully presented throughout to a high specification, including Hive heating and a security alarm system. This spacious property offers accommodation over three levels and in brief comprises; Lounge with stand out decorative features \* Open Plan Kitchen Diner with Integral High Spec Appliances \* Utility Room \* Ground Floor WC - First Floor - Master Bedroom with Dressing Area and En-suite \* Second Bedroom \* Family Bathroom - Second Floor - Bedroom Three with Separated Living Space and En-suite \* Bedroom Four - Externally - Off Road Parking \* Garage \* Rear Enclosed Lawn Garden and Patio.

**\*\* Physical Viewings are strictly by appointment only - Video Viewing Available. EPC grade B.**

#### **Lounge 17' 3" x 15' 8" (5.25m x 4.77m)**

Entrance door opening into this stunning open plan Living space which has feature ceiling beams, brick columns and feature wall, electric wall mounted fire, Italian stone flooring and a solid oak and glass stair case rising to the first floor.

#### **Kitchen/Diner 10' 3" x 25' 0" (3.12m x 7.61m)**

Open plan and having a range of modern base, wall and drawer kitchen units with a complimentary work surface above which incorporates a bowl sink and drainer. Integrated appliances to include; Five ring gas hob and extractor hood, double electric self cleaning oven, dishwasher, coffee machine and a American style fridge freezer with a integrated wifi connection touch screen tablet. There is continued Italian stone flooring from the Lounge and a door out to the rear garden.

#### **Utility Room/ Pantry 8' 8" x 6' 3" (2.64m x 1.90m)**

With space and plumbing for freestanding appliances, shelving and door to;

#### **WC**

With a hand wash basin and WC.

#### **First Floor**

Feature solid oak and glass staircase from the ground flooring and rising again to the second floor. Doors to;

#### **Master Bedroom 22' 10" x 10' 4" (6.95m x 3.15m) up to the wardrobes**

This stunning and generously proportioned master bedroom has a range of fitted wardrobes and a separated dressing area. Door to;

#### **En-suite 3' 5" x 8' 6" (1.04m x 2.59m)**

Fully tiled and appointed with a WC, wash basin and shower enclosure.

#### **Bedroom Three 12' 5" x 8' 11" (3.78m x 2.72m) up to the wardrobes**

Front facing having lakeside views and with fitted wardrobes.

#### **Family Bathroom 8' 2" x 8' 7" (2.49m x 2.61m)**

Appointed with a modern four piece suite comprising; WC, wash basin, bath and shower enclosure. Fully tiled.



#### **Second Floor**

#### **Bedroom Two 19' 7" x 12' 2" (5.96m x 3.71m)**

Separated to create a bedroom and living space. Velux windows and door to;

#### **En-suite 12' 0" x 9' 9" (3.65m x 2.97m) narrowing to 6' 6"**

Appointed with a WC, wash basin and shower enclosure. There is a storage cupboard which houses the water tank, velux windows and is fully tiled.

#### **Bedroom Four 9' 3" x 8' 7" (2.82m x 2.61m)**

With velux window.

#### **Exterior and Gardens**

To the front of the property is a driveway and with access to the Garage. There are far reaching views over Greasbrough Dam and with easy access to the walking trail. At the rear is a privately enclosed lawn garden and patio seating area. A lockable gate gives side access round to the front of the house.

#### **Garage**

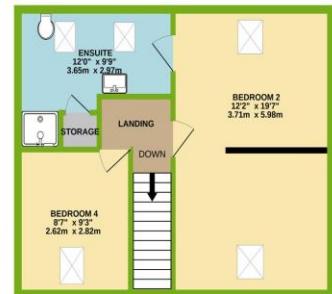
With a up and over pull garage door.



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.

2ND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1832 sq.ft. (170.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 [A]
81-91	B	86 [B]	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Energy Performance Certificate (EPC)** If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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