



**Bonet Lane, Brinsworth Rotherham S60 5NE**

**welcome to**

**Bonet Lane, Brinsworth Rotherham**

BONNY BONET LANE...A beautiful & spacious 3 bedroom detached property perfect for any family to put their own stamp on. Well placed to local amenities, schools & transport links and boasting off street parking and stunning garden. THIS MUST BE VIEWED!!!



### **Entrance Hall**

A welcoming entrance providing access to the lounge having a front facing double glazed door & radiator.

### **Lounge**

A bay windowed lounge allowing plenty of natural light & providing access to the kitchen along with a radiator & feature fireplace.

### **Kitchen**

The heart of the home is the perfect space for family gatherings/entertaining providing access into the conservatory via sliding patio doors. The kitchen is fitted with a series of wall & base units housing the integrated hob, oven & extractor fan with coordinating worktops housing the sink & drainer. There is also space & plumbing for a fridge/freezer, a dishwasher & a washing machine. Providing access to the rear garden via double glazed door & fitted with spotlights to the ceiling & wall mounted radiator.

### **Conservatory**

Opening into the kitchen to conservatory provides additional space for entertaining & relaxing with a side facing double glazed door leading to the garden with surrounding double glazed windows allowing ample natural light.

### **Landing**

Having a side facing double glazed window & staircase leading to the attic.

### **Bedroom One**

A generous sized master bedroom having a front facing double glazed bay window & radiator.

### **Bedroom Two**

The second bedroom features a rear facing double glazed window overlooking the garden & radiator.

### **Bedroom Three**

A versatile space which can be adapted into a home office, dressing room or nursery having a front facing

double glazed window & radiator.

### **Bathroom**

A three piece suite comprising of bath with wall fitted shower alongside handheld shower, a hand wash basin & WC. Having a rear facing double glazed window.

### **Attic Room**

A spacious room perfect for storage or relaxing having three rear facing skylights.

### **Outside**

To the front of the property is a low maintenance pebbled patio area & driveway providing off road parking.

To the rear is a beautifully presented lawned garden with a patio area & a Summer House perfect for relaxing, entertaining or working from home.



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## Bonet Lane, Brinsworth Rotherham

- Three bedroom semi detached property
- Spacious & well presented throughout
- Perfect family or FTB home
- Desirable location well placed to amenities
- Stunning rear garden & driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



Please note the marker reflects the postcode not the actual property

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