



£200,000 OIRO

Lanark Drive, Mexborough

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Bedroom Extended Family Home
- Beautifully Appointed Throughout
- Spacious Lounge with Diner/Snug
- Additional Large family Room
- Modern Kitchen
- Large Family Bathroom
- Beautifully Landscaped Wrap Around Gardens
- Driveway & Detached Garage
- Popular Location
- VIEWING HIGHLY ADVISED!

Property Description

BEAUTIFULLY PRESENTED THEIRS SIMPLY NOTHING TO DO...AWAITING YOUR FURNITURE AND OF COURSE YOU...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED property, beautifully appointed throughout.

Main Particulars

BEAUTIFULLY PRESENTED THEIRS SIMPLY NOTHING TO DO...AWAITING YOUR FURNITURE AND OF COURSE YOU...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED property, beautifully appointed throughout. The property boasts a modern fitted kitchen, lounge leading to the extended dining room/ snug and an additional extended family room. To the first floor three ample sized bedrooms and a stunning family bathroom benefitting from both bath and separate shower. The property commands a fabulous position heading a quiet cul-de-sac and has curb appeal with a manicured open aspect frontage and a large patterned concrete driveway providing ample off-road parking leading to the detached garage. A stunning landscaped side and cosy rear garden adds to the desirability of this property. Located in a quiet and popular area of Mexborough close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds. This fabulous property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Kitchen w: 3.8m x l: 2.5m (w: 12' 6" x l: 8' 2")

A glazed upvc door invites you into a modern fitted kitchen comprising of a range of wall and base units with complimentary worksurface areas, counter top ceramic sink and tiled back panels. Appliances to include a built-in oven, electric hob, extractor fan and integrated fridge freezer. A front facing upvc window allows light, solid wood glazed doors to the lounge and family room, tread carpet slits to vinyl flooring, radiator and a further double door storage.

Lounge w: 4m x l: 4m (w: 13' 1" x l: 13' 1")

A spacious beautifully presented living area with feature wall housing the tv, carpeted spindled stairs to the first-floor and a solid wood door opens to understairs storage. A radiator creates warmth and the carpet seamlessly flows through to the dining area/ snug

Dining w: 3.3m x l: 3.3m (w: 10' 10" x l: 10' 10")

A fabulous addition to the property with an all year round vaulted roof with spotlighting, radiator, a continuation of the carpeted flooring and French doors opening onto the garden.

Family Room w: 2.9m x l: 6.2m (w: 9' 6" x l: 20' 4")

A fabulous addition to the property with feature wall, carpeted flooring, radiator, a rear facing upvc window and French doors opening onto the garden.

FIRST FLOOR:

A carpeted corridor landing with a loft hatch with ladder to a boarded loft creating additional space and solid wood doors giving access to three bedrooms and family bathroom.

Master bedroom w: 2.9m x l: 3.6m (w: 9' 6" x l: 11' 10")

A stylish double bedroom with a range of modern fitted wardrobes and furniture, carpeted flooring, radiator, a rear facing upvc window and a further solid wood door to a storage cupboard.

Bedroom 2 w: 2.9m x l: 4.1m (w: 9' 6" x l: 13' 5")

A further double bedroom with a range of built-in modern wardrobes, carpeted flooring, radiator and a front facing upvc window.

Bedroom 3 w: 2.8m x l: 2.3m (w: 9' 2" x l: 7' 7")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

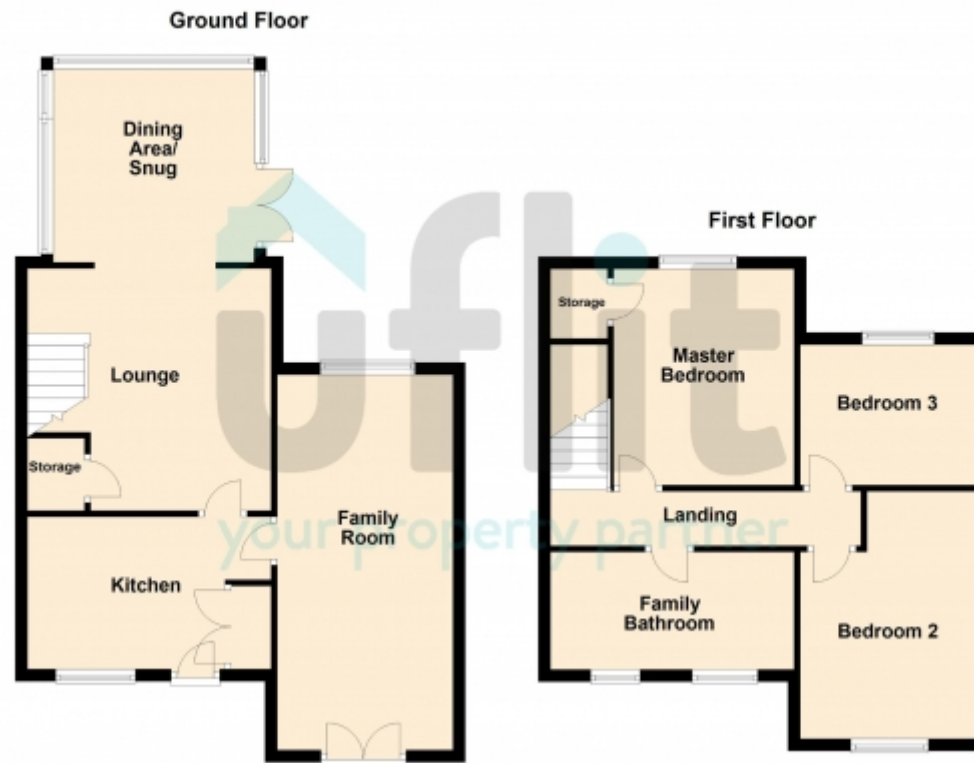
Family Bathroom w: 3.9m x l: 1.9m (w: 12' 10" x l: 6' 3")

A beautifully presented bathroom benefitting from both bath and separate shower comprising of a panelled bath, separate shower cubicle, a vanity wash hand basin and low level wc. Fully decorative panelled walls, panelled ceiling with spot lighting and complimentary flooring. Heated towel rail and a two front facing upvc windows.

Outside

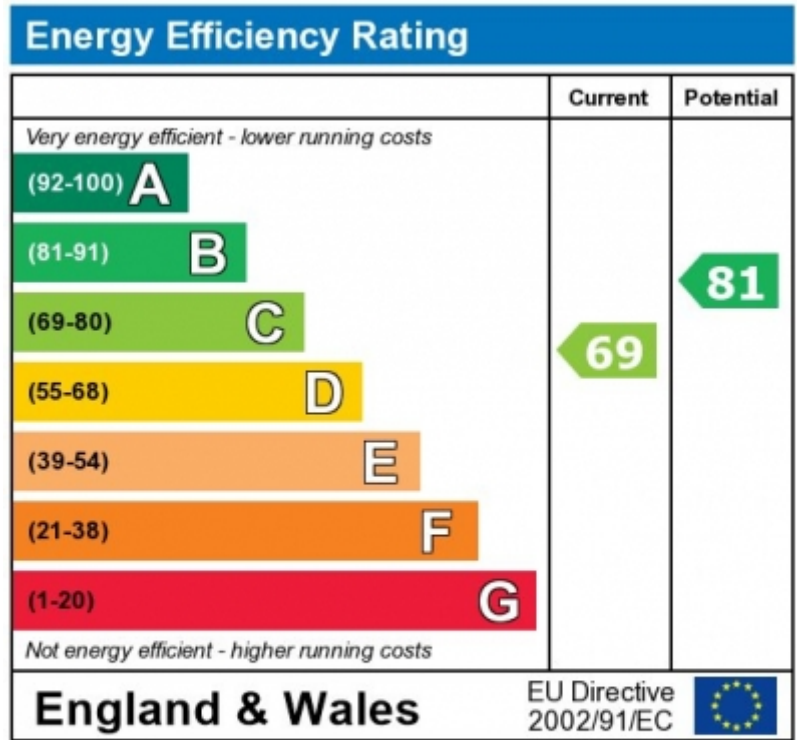
The property really has curb appeal with an attractive open aspect frontage with manicured lawned gardens with decorative slate borders, double gates open to a patterned concrete driveway leading to a detached garage guarded by a brick wall where the patterned concrete wraps around a low maintenance Astro turf garden. To the side of the property and to the rear a cosy landscaped garden with further Astro turf all privately enclosed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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