

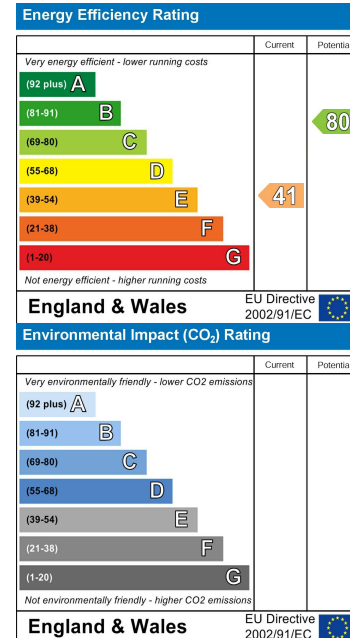
## Floor Plan



## Area Map



## Energy Efficiency Graph



merryweathers  
Est. 1832



2, Honeysuckle Cottage Carr Lane, Maltby, Rotherham, S66 8PR

**Offers In The Region Of £375,000**

**\*\*RURAL CHARACTER PROPERTY\*\*** A lovely character semi-detached cottage with spacious split level living accommodation. Comprising of; Entrance Porch, Living Room, Dining Room, Kitchen, Sitting Room with access to an office built into the roof space. Three bedrooms, one with an en-suite and family bathroom. Large garage and enclosed garden. The small rural village of Carr is quiet but conveniently located a short drive away from M1/M18 perfect for commuters working in nearby cities such as Sheffield. Maltby and Wickersley both offer shops and restaurants/bars.

Book a viewing today by calling Merryweathers Maltby!

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[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY  
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**PORCH 7'2" x 4'7" (2.2 x 1.4)**

Access is gained through the UPVC front door. The porch having a side facing double glazed window and tiled floor.

**LOUNGE 16'4" x 17'8" (5 x 5.4 )**

Having a stone fire place with electric fire, two central heating radiators, one front facing and two rear facing double glazed windows. Stairs rising to the first floor.

**DINING ROOM 18'0" x 10'2" (5.5 x 3.1)**

Having a front facing double glazed window seat, central heating radiator and storage cupboard.

**KITCHEN 8'2" x 10'9" (2.5 x 3.3 )**

Having a range of fitted units to the walls and floor, inset stainless steel sink with tiled splash back. Integrated appliances comprising of, electric hob, double oven, extractor fan and fridge freezer. Rear facing double glazed window.

**SITTING ROOM 14'9" x 14'9" (4.5 x 4.5 )**

Having a side facing double glazed window seat as well as a front facing double glazed window, central heating radiator and stairs leading up to the office.

**OFFICE 5'10" x 14'5" (1.8 x 4.4)**

Having a velux window.

**W/C 6'6" x 3'3" (2 x 1)**

Having a hand wash basin, toilet, central heating radiator and side facing double glazed window.

**UTILITY 12'1" x 8'2" (3.7 x 2.5 )**

Having fitted units to the walls and floor, central heating radiator, two rear facing double glazed windows and side facing door.

**FIRST FLOOR LANDING 6'2" x 15'8" (1.9 x 4.8)**

Having a rear facing double glazed window and storage cupboard.

**BATHROOM 11'1" x 7'10" (3.4 x 2.4)**

Having a fully tiled bathroom hosting a five piece suite comprising of; bath, hand wash basin, shower cubical, toilet and bidet. Central heating radiator and double glazed window.

**BEDROOM ONE 11'9" x 15'5" (3.6 x 4.7 )**

Having two front facing double glazed windows, central heating radiator and fitted wardrobes.

**BEDROOM TWO 11'9" x 11'9" (3.6 x 3.6 )**

Having fitted wardrobes, a central heating radiator front facing double glazed window and en-suite.

**EN-SUITE 2'7" x 5'10" (0.8 x 1.8)**

Having tiles to the walls and floor, hand wash basin and mains shower cubical.

**BEDROOM THREE 12'5" x 6'6" (3.8 x 2)**

Having two rear facing double glazed windows, a central heating radiator and fitted wardrobes.

**GARDEN**

The enclosed garden is tiered with a paved patio, lawn and fish pond.

**GARAGE 19'0" x 15'1" (5.8 x 4.6 )**

Having an electric garage door, service door and access to light and electricity.

**PARKING**

The property has a shared gated driveway and carport.

**Material information**

EPC E

Council tax band E

Freehold