



15 De Montford Drive

Kilnhurst, Mexborough, S64 5WF

Offers In The Region Of £240,000



We are acting in the sale of the above property and have received an offer of £ 245,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Occupying a highly desirable position on a popular estate, this lovely presented four-bedroom detached house is situated on a quiet cul-de-sac, offering direct views of the canal. This stunning home provides spacious and modern family living and is perfect for those seeking a peaceful yet convenient location.

With canal-side walks right outside your front door, this home is also ideally located close to local amenities, schools, shops, public transport, and motorway networks.

Viewings are highly recommended to truly appreciate all this property has to offer.



Entrance Hall

Welcoming entrance hall gives access to the cloakroom and the staircase raises to the first floor accommodation.

Cloakroom

Having a wash hand basin, wc and a side aspect allows for ventilation and light.

Lounge

Relax in this good size lounge with dual aspects allowing lashing of natural light to flow through.

Kitchen/Diner

Entertain your guests in this fantastic kitchen/diner comprising a range of white finished wall and base units with rolled edged work tops inset with a one bowl stainless steel sink with mixer tap. The room has a neutral colour scheme to the walls, tiling to the splash backs and laminate effect vinyl flooring. This lovely kitchen boasts a stainless steel electric fan oven, 4 ring gas hob, extractor fan and space for a fridge/freezer. Space is available for a dining suite of your choice. Gives access to the utility room and French doors give access to the garden.

Utility Room

Great additional space having an one bowl stainless steel sink with mixer tap, plumbing for a washing machine and space for a tumble dryer.

Landing

Gives access to the loft.

Master Bedroom

Front aspect master bedroom boasts fitted wardrobes providing a vast amount of hanging and storage space. Gives access to the en-suite.

En-Suite

Comprising a shower cubicle, wall mounted wash hand basin and low flush wc. Having a side aspect allows ventilation and light.

Bedroom Two

Rear aspect second double bedroom has space available for either free standing or fitted furniture.,

Bedroom Three

Rear aspect bedroom has space available for you to install your own storage solutions if required.

Bedroom Four

The fourth and final bedroom has space available for you to install your own storage solutions if required. A front aspect allows natural light.

Bathroom

Comprising a pedestal wash hand basin, bath and low flush wc. Having a side aspect allows ventilation and light.

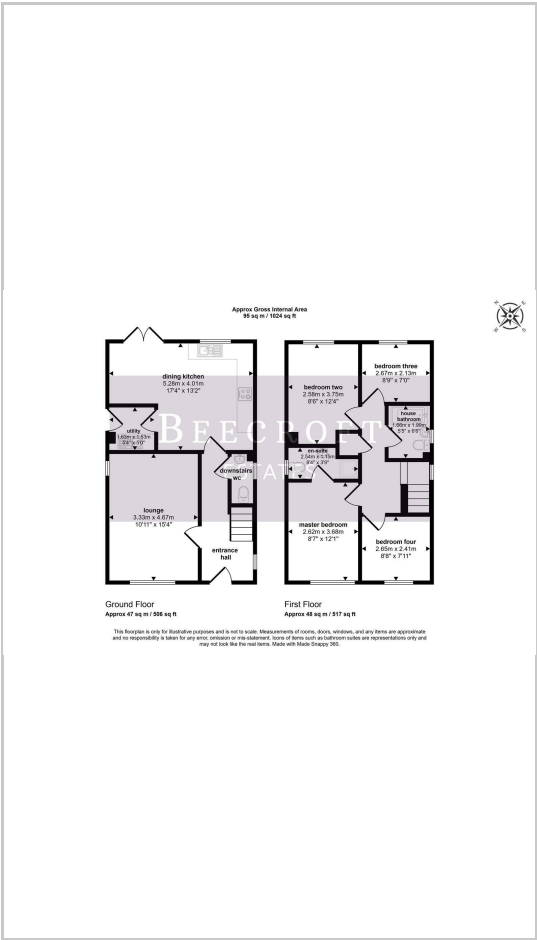
Exterior

Greeting you at the property is a driveway providing off road parking leading to the garage. To the rear of the property is a enclosed garden which is laid to lawn.

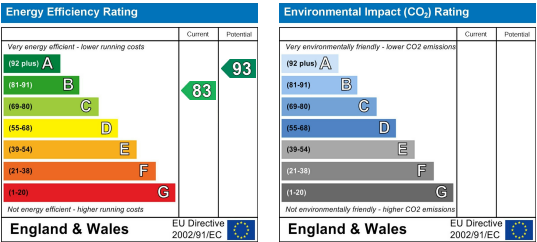
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.