

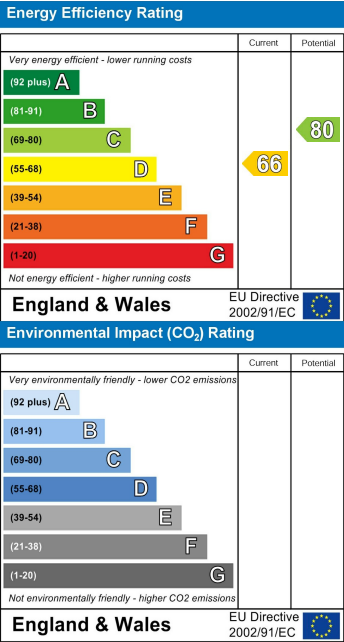
Floor Plan



Area Map



Energy Efficiency Graph



15 Lindum Drive, Wickersley, Rotherham, South Yorkshire, S66 1JW

£1,050 Per Calendar Month

www.merryweathers.co.uk

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What a fabulous family home, providing ample off street parking. What a perfect location in the sought after area in Wickersley being close to schools, and lots amenities and attractions such as Wickersley Tanyard offering some a multitude of lovely eating establishments, bars and shops. Great for public transport routes and motorway links from the M18. Don't miss this one.

Kitchen/Dining Room



Within this character extended kitchen/dining room offers a good range of wall and base units with ample worktop space. There is integrated appliances: including fridge, dishwasher, washing machine, double oven and electric four ring hob. Open plan access to the conservatory which leads overlooks the garden with the double patio doors giving access.

Lounge



A large front facing, lounge with laminate flooring and feature fire with original brick surround. The perfect place for family nights together.

Landing

Providing access to:-

Bedroom One



This double front facing bedroom with integrated wardrobes, chest of drawers and two freestanding bedside tables to match. It also offers beige carpets, patterned wallpaper, central heating radiator and double glazing window.

Bedroom Two



A rear facing double bedroom with laminate flooring and wallpaper. Also has integrated double wardrobe.

Bedroom Three



A neutrally decorated single bedroom with carpets, central heating radiator, double glazed window and an integrated storage cupboard.

Bathroom



Situated on the first floor is the family bathroom, comprising of wash basin with vanity unit, WC, bidet and bath with an shower over. To complete the room is a chrome heated towel rail.

External



There is a long narrow driveway providing off street parking for 1 - 2 cars, with a single garage at the rear of the property. You will also find a large patio area leading to a lawn section of the garden.

Tenancy Information

Rent: £1,050
Bond: £1,210
Holding Deposit: £242
EPC Rating: C
Council Tax Band: D
Property Type: Semi-Detached House
Tenure: Freehold
Parking Type: Off Street Parking
Restrictions: No pets
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low
All tenants are advised to visit the Government website to gain information on flood risk.
<https://check-for-flooding.service.gov.uk/find-location>
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
<https://www.openreach.com/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Planning Permissions: N/A
Accessibility Features: N/A
Coal Mining Area: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>