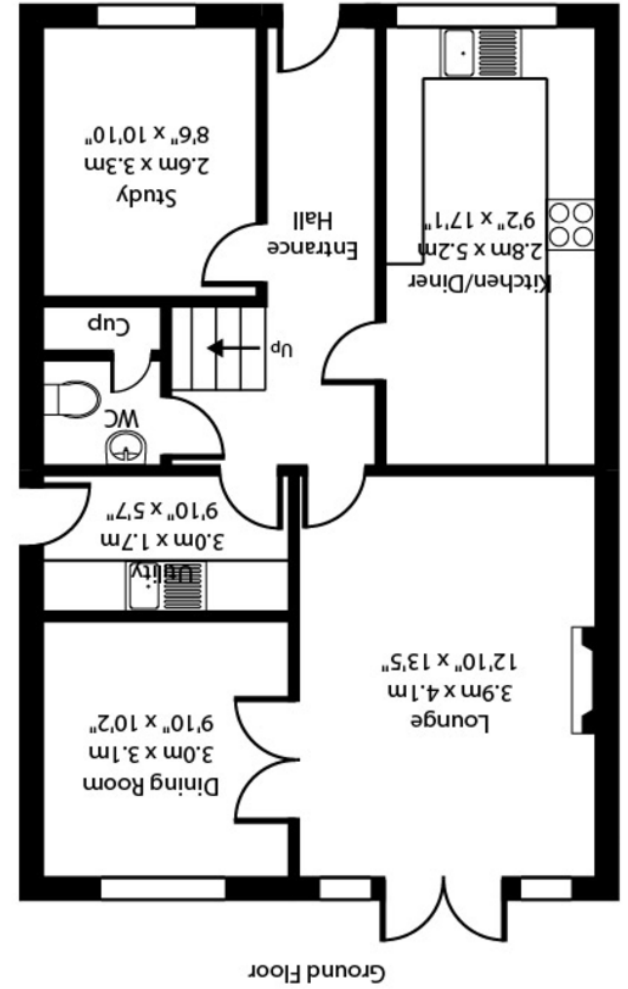
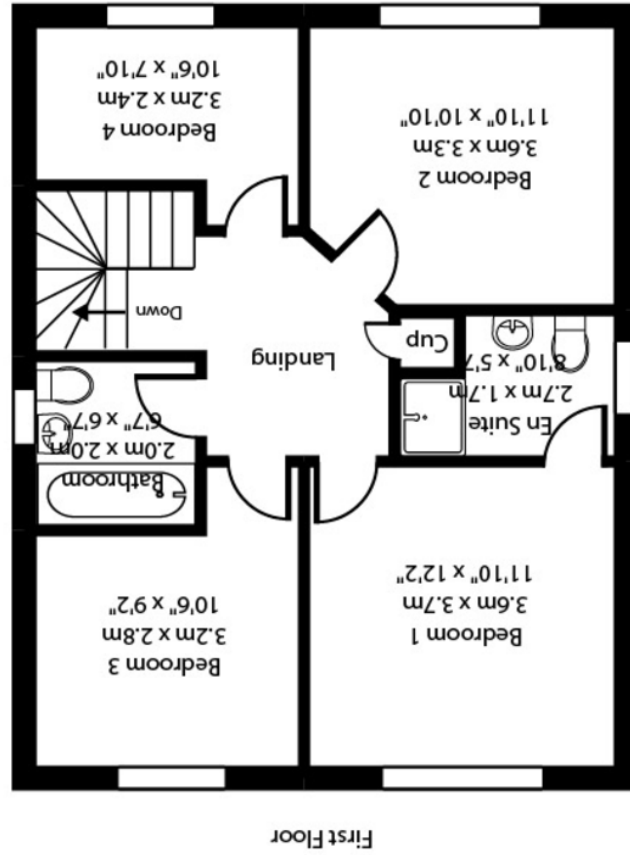




offices also at Bakedwell, Banner Cross and Hathersage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.



**Buttonwood, Joan Lane, Hooton Levitt, Rotherham, South Yorkshire,
S66 8PH**

Situated in the semi rural village of Hooton Levitt, is this 4 bedroom detached executive style family home which warrants an internal inspection to appreciate the deceptive size within. The garage to this property has been converted to create the Breakfast Kitchen which is fitted with a range of pine effect fronted units with integral dish washer. There are 2 further reception rooms, 1 of which our current vendors use as a music room & the other being the Lounge. To the first floor are 3 double & a single bedroom with modern en suite facilities to the principle bedroom.

Fronting is off road parking for 2/3 vehicles & a pleasant enclosed rear garden with patio.

This idyllic location can be reached either via Maltby or from Slade Hooton & therefore within just a few minutes you can be in the beautiful open countryside but if shops & amenities are required, there are many in Maltby whilst the M18 motorway is within 5 miles drive.



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



- A 4 bedroom detached family home
- Idyllic semi rural location
- En suite to main bedroom
- 3 reception rooms
- Ground floor WC
- Study / Play Room
- Attractive bathroom with 'p' shape bath with shower over
- Spacious front driveway
- Alarm system
- Enclosed rear garden & patio

