



School Road, Laughton Sheffield S25 1YP

welcome to

School Road, Laughton Sheffield

PRIME VILLAGE LOCATION! THREE bedroom SEMI DETACHED family home in the beautiful village of Laughton En Le Morthern with KITCHEN DINER. Benefiting from DETACHED GARAGE, OFF ROAD PARKING and enclosed REAR GARDEN!! *** GUIDE PRICE £230,000 - £240,000 ***



Entrance Hall

Front facing double glazed composite door leading into inviting hallway having wood flooring, understairs storage cupboard and storage cupboard housing combi boiler. Air conditioning unit, side facing double glazed window and central heating radiator.

Lounge

Having a continuation of the wood flooring. Feature fireplace housing gas fire, front facing double glazed bay window and central heating radiator.

Kitchen

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric oven, plumbing for washing machine, space for fridge freezer and dishwasher. Island with gas hob and breakfast bar area, laminate flooring, rear facing double glazed window and rear facing double glazed patio doors.

Stairs And Landing

Stairs rising to first floor accommodation having side facing double glazed window and access to loft space. Air conditioning unit.

Bedroom One

Front facing double glazed window and central heating radiator.

Bedroom Two

Built in single wardrobe. Rear facing room with views over fields. Having rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window and central heating radiator.

Bathroom

Four piece suite comprising low flush WC, vanity wash hand basin, tiled bath with mixer tap and walk in shower enclosure with rainfall shower. Full tiling to

walls and tiled flooring, rear and side facing double glazed window and heated towel rail.

Outside Space

Driveway to the front of the property allowing parking for two cars. To the rear is a laid to lawn garden bordered with plants and bushes. Decked seating area with further patio seating area.

Detached Garage

Split garage -

Front half has manual up and over door and above head storage.

Back half has laminate flooring, side facing double glazed door and window, dimmable spotlights to ceiling and power.



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School Road, Laughton Sheffield

- CLOSE TO PRIMARY SCHOOLS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GREAT FAMILY HOME
- *** GUIDE PRICE £230,000 - £240,000 ***

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107923 - 0002

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