

property details **approval form**

5 Lingodell Close, Laughton, Sheffield, South Yorkshire, England, S25 1ZD

Date: 14 September 2026

Property Ref and Version: DGT108146 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£550,000

Tenure: Freehold

>> **key features**

- > A MUST SEE - HIGH SPEC THROUGHOUT
- > SPACIOUS DETACHED BUNGALOW
- > OFF ROAD PARKING & DOUBLE GARAGE
- > HIVE REMOTE HEATING CONTROLS
- > SEMI RURAL LOCATION WITH COUNTRYSIDE VIEWS
- > EPC Rating: Awaited

>> **short description**

AN ABSOLUTE MUST SEE - Detached bungalow with ample off street parking DOUBLE GARAGE and gardens front and rear. COUNTRYSIDE VIEWS and great space offered throughout, internally. Located in the popular semi rural village of Laughton-En-Le-Morthen.

>> **long description**

William H Brown are excited to offer for sale this three bedroom detached bungalow. Accommodation briefly comprises entrance hall, lounge, dining kitchen, utility room, cloakroom, conservatory and three bedrooms, ensuite and bathroom. To the front of the property is a lawned garden and ample parking. Double garage, access to both sides of the property. To the rear is a good size lawned garden. The property is set in a popular area of Laughton-en-le-morthen with nearby walks and the famous Roche Abbey within a couple of miles. The house is also conveniently placed for motorway links & surrounding schools only a short drive away.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Front facing entrance door gives access to the property, built in wardrobe/storage space, central heating radiator.

Lounge

Naturally light and bright main reception room with front and side facing double glazed windows, rear facing double glazed French doors to the garden and two central heating radiators.

Kitchen Diner

Spacious dining kitchen offers both front and rear facing windows allowing plenty of natural light into the room. Wall and base units with a Granite worktop, six ring burner hob, integrated double oven and integrated dishwasher. Having space for American fridge, inset sink and drainer unit and splashback. Breakfast bar area and space for dining room furniture.

Utility Room

Larder and base units, built in fridge freezer, plumbing for a washing machine and tumble dryer. Rear facing entrance door and window which leads out to one of the patio areas of the garden.

Doors to integral double garage and cloakroom.

Cloakroom

Low flush wc and wash hand basin.

Conservatory

Great size versatile room which is light and bright and offers French doors to the garden,

Inner Hall

Offers airing cupboard, loft access and access to bedrooms.

Bedroom One

Double bedroom with rear facing double glazed French doors to the garden, built in wardrobes and central heating radiator.

Ensuite

Low flush wc, wash hand basin and shower cubicle. Front facing double glazed obscured window.

Bedroom Two

Double bedroom with fitted wardrobes, front facing double glazed window, central heating radiator.

Bedroom Three

Third double bedroom offering a front facing double glazed window and central heating radiator

Bathroom

Well proportioned bathroom comprises bath, shower cubicle, low flush wc and wash hand basin. Fitted storage space. Rear facing double glazed obscured window and tiled floor covering with underfloor heating.

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>> **room description**

Double Garage

Integrated double garage with internal door into utility room, electric roller shutter door. Boiler to wall, loft access and courtesy door into the property.

External

The front of the property offers an ample paved driveway for several vehicles and a lawned, hedged garden. Having access to both sides of the property leading to the rear. The rear garden is spacious and offers a lovely lawned garden backing onto fields, fully enclosed with patio area and greenhouse and shed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **room description**

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>> **property images**



Your William H Brown office: 20 Laughton Road, Dinnington, SHEFFIELD, South Yorkshire, S25 2PS
T 01909 568811 **E** dinnington@williamhbrown.co.uk

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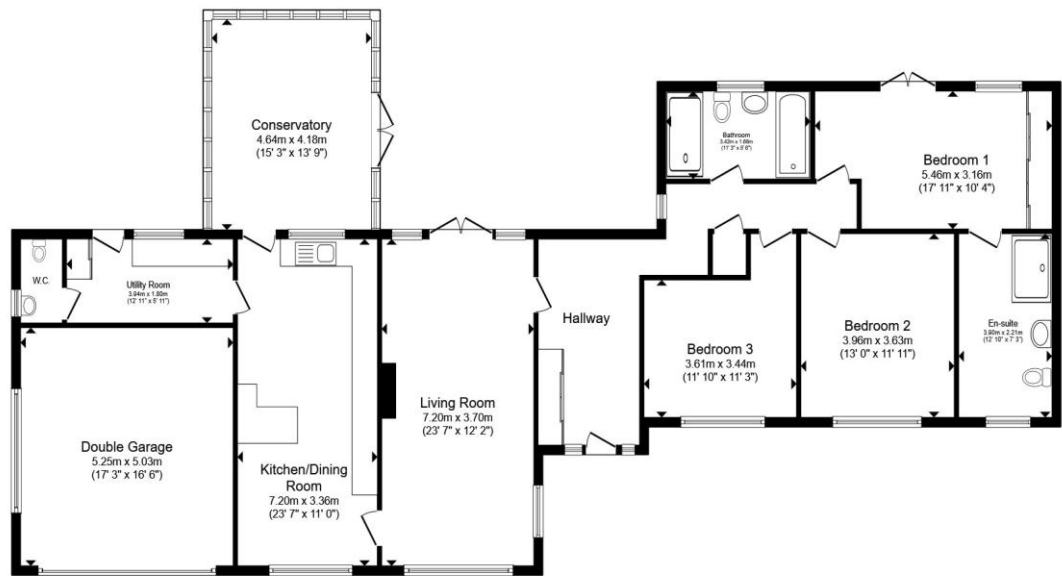
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>> floor plan



Total floor area 185.1 m² (1,992 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Charlie Walker		
Emily New Home Solutions		