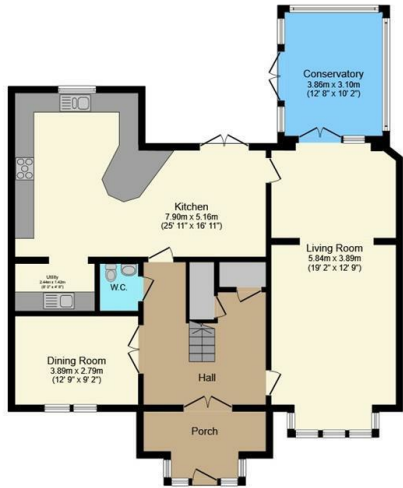




## 11 Sandringham Place, Lodge Moor, Sheffield, S10 4NH

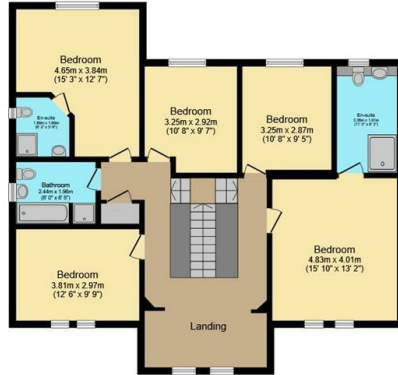
Asking Price £975,000

- Over 2,500ft of floor space
- Five double bedrooms
- Ample off street parking and double garage
- Quite location within the development
- Two reception rooms
- Two en suites and main bathroom
- Private and enclosed rear garden
- Large dining kitchen
- Utility room and downstairs WC
- Incredible countryside on your doorstep



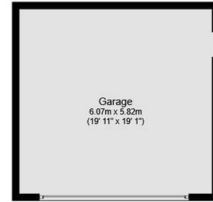
### Ground Floor

Floor area 125.8 m<sup>2</sup> (1,354 sq.ft.) approx



### First Floor

Floor area 108.6 m<sup>2</sup> (1,169 sq.ft.) approx

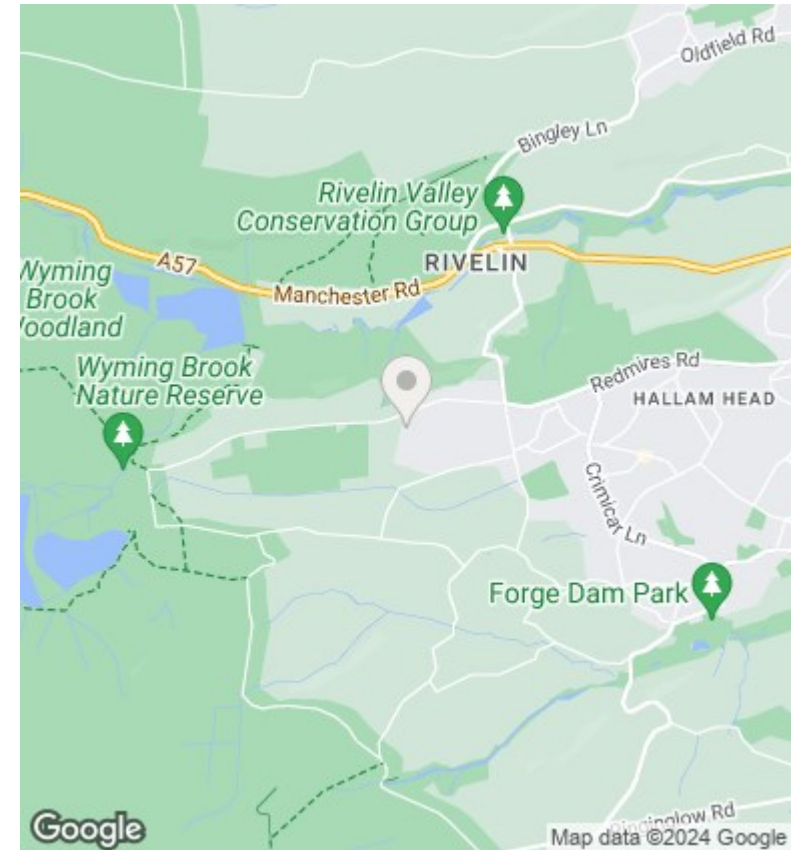


### Garage

Floor area 35.3 m<sup>2</sup> (380 sq.ft.) approx

Total floor area 269.8 m<sup>2</sup> (2,904 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 77                      | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |