



**24 Lobelia Court | South Anston | Sheffield | S25 5HX**

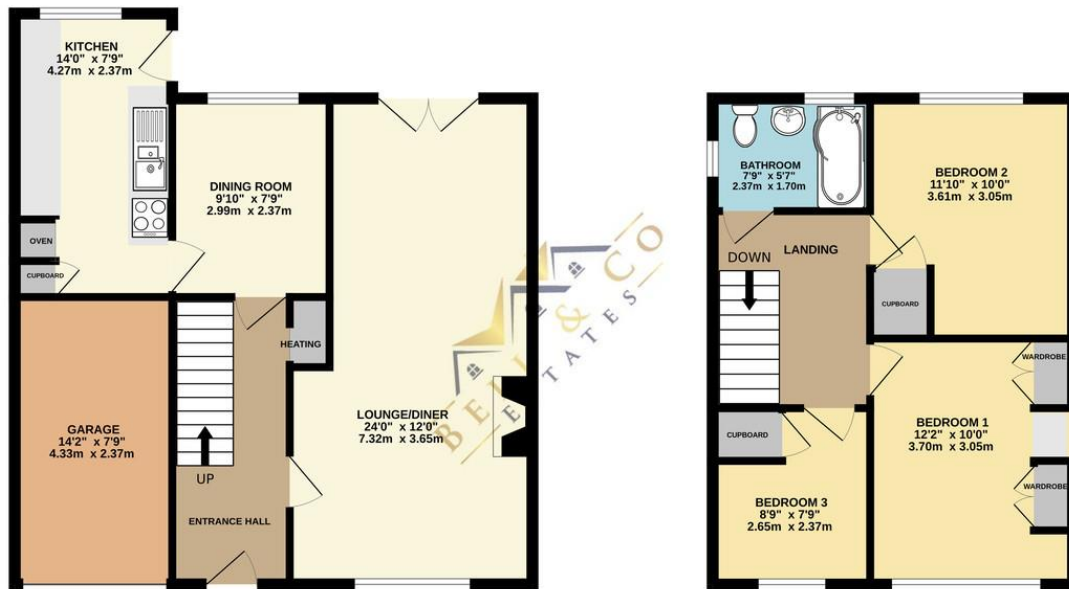
**Guide Price £260,000 to £270,000**

Bell & Co Estates are pleased to present this charming three-bedroom detached home, located at the end of a quiet cul-de-sac in the sought-after village of South Anston. Offering spacious living with plenty of potential, this home is perfect for those looking to make it their own. As you enter, the welcoming hallway leads you into a large lounge/diner with front facing window and patio doors to the rear, flooding the space with natural light. Adjacent to this is a separate dining room that overlooks the tranquil rear garden. The rear-facing kitchen provides ample worktop and cupboard space, with direct access to the garden, making it perfect for those who enjoy cooking and entertaining. Upstairs, the property features three generously sized bedrooms, ideal for family living, along with a family bathroom equipped with a shower over the bath, WC, and sink. Externally, the front of the property boasts a mature garden, primarily laid to lawn, and a driveway that provides off-road parking, leading to the garage. The rear garden offers a peaceful and enclosed space, also mainly laid to lawn, perfect for relaxation or gardening enthusiasts. Situated close to local amenities, schools, and transport links, this home is ideally positioned. Viewing is highly recommended to fully appreciate all this home has to offer.



GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Contact Details

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24 Lobelia Court  
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SHEFFIELD  
S25 5HX

Energy rating

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Valid until  
**17 September 2034**

Certificate number  
**0360-2483-9410-2604-1105**

**Property type** Detached house

**Total floor area** 89 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, all measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements