



9 St Leger Close | Laughton Common | S25 3RQ

Guide Price £220,000 to £230,000

Bell & Co Estates are delighted to present this beautifully presented three-storey property offers modern living across a versatile layout, perfect for families seeking both space and comfort. The welcoming entrance hall leads into a stylish open kitchen with middle island, complete with ample storage, worktop space and appliances. A separate lounge flows into the dining room, creating an ideal space for entertaining or family gatherings. To the first floor are two well-proportioned bedrooms, each with built-in storage. The modern family bathroom is fitted with a bath and shower over, making it both practical and stylish. The second floor is dedicated to the generous master bedroom, complete with an en-suite shower room and a large wardrobe/store, offering privacy and luxury. The property also benefits from a separate garden room with an attached store, perfect for use as a home office, gym, or hobby space. The rear garden provides a private outdoor retreat, ideal for relaxing or entertaining. To the rear is the driveway and detached garage. This thoughtfully designed home combines generous living space with modern comforts, making it an excellent choice for families or professionals. Close to local amenities, reputable schools, and excellent transport links. Call Bell & Co Estates now to arrange your viewing.

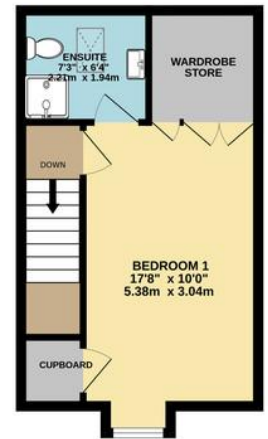


GROUND FLOOR
131 sq ft (12.1 sq m.) approx.

GROUND FLOOR
460 sq ft (42.7 sq m.) approx.

1ST FLOOR
348 sq ft (32.3 sq m.) approx.

2ND FLOOR
309 sq ft (28.7 sq m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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9 St. Leger Close
Dinnington
SHEFFIELD
S25 3RQ

Energy rating

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Valid until
9 September 2034

Certificate number
2091-2591-1040-7207-1301

Property type Semi-detached house

Total floor area 104 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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