



## THE GRANGE ST. LEONARDS CLOSE SHEFFIELD, S25 2RL

£650,000  
FREEHOLD

A spacious detached five bedroom barn conversion located in a desirable location of Dinnington you are in walking distance to local shops, pubs and other amenities. Motorway networks such as the M1/M18/A57 are within easy reach giving access to local towns and cities. The property offers well proportioned family living accommodation which has been sympathetically modernised and extended and is set over three floors boasting a welcoming entrance hallway, large living room, a fantastic open plan living kitchen. The first floor comprises of two generous sized bedrooms, both with walk in dressing rooms and en-suites. The second floor see a further three double bedrooms and a wet room. Externally the property is approached by a gated entrance leading to a pebbled driveway with parking for several vehicles and a soon to be finished double detached garage and gate access to the private beautifully maintained rear garden.

Kendra  
Jacob

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# THE GRANGE ST. LEONARDS

- A STUNNING FIVE BEDROOM DETACHED BARN CONVERSION • SYMPATHETICALLY MODERNISED & EXTENDED FAMILY HOME • SPACIOUS OPEN PLAN FAMILY KITCHEN • LARGE LIVING ROOM • FIVE BEDROOMS SET OVER TWO FLOORS • THREE BATHROOMS • LANDSCAPED GARDENS • DRIVEWAY & SOON TO BE BUILT DETACHED DOUBLE GARAGE • WALKING DISTANCE TO SCHOOLS, AMENITIES & SUPERMARKETS • EASY ACCESS MOTORWAY LINKS TO LOCAL TOWNS & CITIES



## LOCATION

The highly sought after location is convenient from all viewpoints, local services and amenities within walking distance whilst the M1 motorway is easily accessed to local towns and cities such as Sheffield, Rotherham, Doncaster, Worksop and Retford. You are also within easy access of the glorious open countryside associated with the Peak District.

## ENTRANCE HALLWAY

Having ceiling to floor double glazed windows, front facing entrance door leading into the welcoming entrance hallway, solid oak spindle staircase leading onto the first and second floor landings, laminated wood flooring, power points and doors giving access to the downstairs WC and open plan, kitchen living room.

## DOWNSTAIRS WC

Comprising in white of a vanity flush WC, small hung hand wash basin with tile splashbacks and laminated wood flooring.

## OPEN PLAN KITCHEN FAMILY ROOM

The kitchen has a range of base units with complementary work surfaces incorporating a ceramic double sink unit with mixer tap, freestanding appliances including an American style fridge freezer, range style gas cooker with an electric extractor fan set above and plumbing for the automatic washing machine, integrated dishwasher, downlighting to the ceiling, extended breakfast bar, two rear facing double glazed windows and French doors giving access into the garden, power points and laminated wood flooring continuing through into the living area.

## LIVING ROOM

A generous sized attractive living room, rear facing double glazed French doors leading out into the garden, front facing double glazed window, downlighting to the ceiling, laminated wood flooring, power points, Tv point and the focal point of this room is a wood featured fire surround marble hearth with a log burning effect electric fire.

## FIRST FLOOR LANDING

Solid oak balustrades, staircase leading to the second floor landing and doors giving access to two bedrooms and a Jack and Jill shower room.

## MASTER BEDROOM

A beautiful master bedroom, front and rear double glazed windows, two central heating radiators, power points, TV point, walk in dressing room with hanging rails and a door giving access into the en-suite Jack and Jill shower room.

## JACK AND JILL SHOWER ROOM

Comprising in white of a large walk-in shower unit with a mains run water fall shower and separate attachment, glass shower screen and is fully tiled, vanity hand wash basin, low flush WC, downlighting to the ceiling, towel central heating radiator, rear facing obscure double glazed window and a door giving access to the first floor landing.

## BEDROOM TWO

An attractive second bedroom, front facing double glazed window, central heating radiator, power points, TV point and doors giving access into an ensuite bathroom and walk dressing room which has hanging rails and a rear facing double glazed window.

### **BEDROOM TWO EN-SUITE BATHROOM**

A three piece suite in white comprising of a panelled bath with central shower attachment, pedestal hand wash basin, low flush WC, partly tiled to the walls, downlighting to the ceiling, storage cupboard housing the wall mounted combination glow-worm central heating boiler and a rear facing double glazed window

### **SECOND FLOOR LANDING**

Having doors to three further double bedrooms and wet room.

### **BEDROOM THREE**

Having front and rear double glazed Velux windows, side facing double glazed window, central heating radiator and power points.

### **BEDROOM FOUR**

Front and rear facing velux double glazed windows, two central heating radiators and power points.

### **BEDROOM FIVE**

Having a rear facing double glazed deluxe window, central heating radiator and power points.

### **WET ROOM**

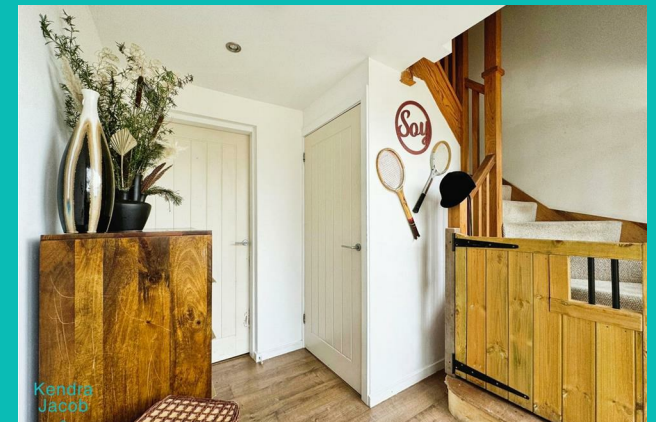
Having a mains run shower, small hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, spotlights, electric extractor fan and a rear facing Velux double glazed window.

### **OUTSIDE**

Externally the property is approached by a gated entrance leading to a pebbled driveway with parking for several

vehicles and a soon to be finished double detached garage, gate access to the private beautifully maintained rear garden, mainly laid to lawn, barked area and an extensive paved patio seating area with a fantastic island barbecue with lighting.

## **THE GRANGE ST. LEONARDS**





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## ADDITIONAL INFORMATION

**Local Authority** – Rotherham

**Council Tax** – Band E

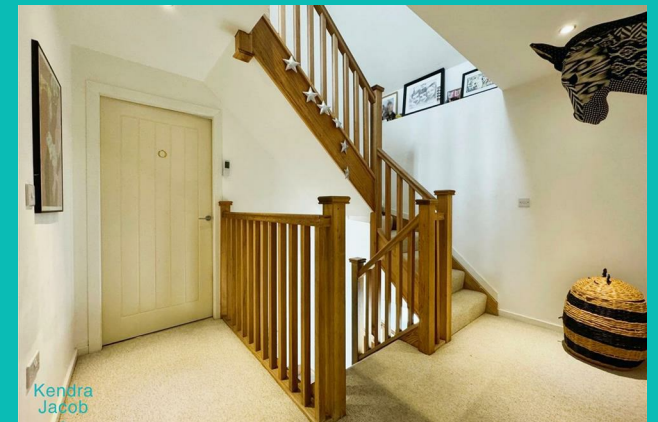
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold



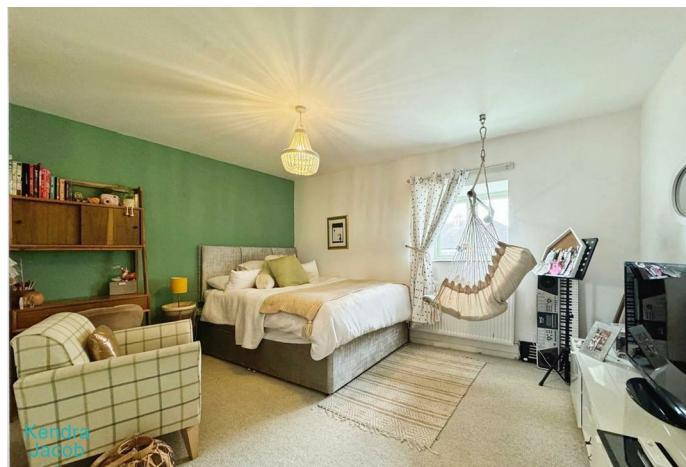
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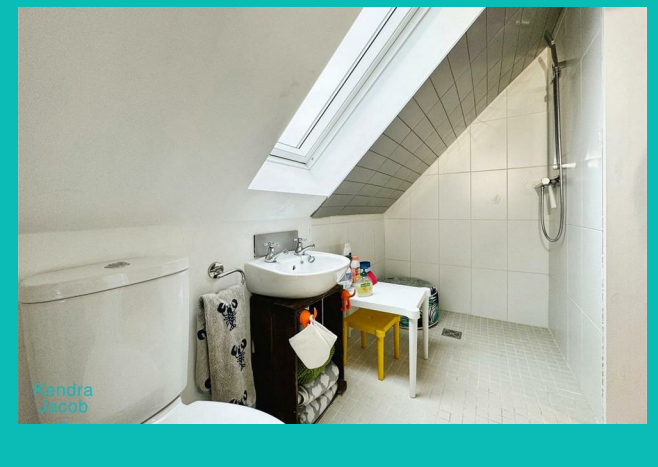
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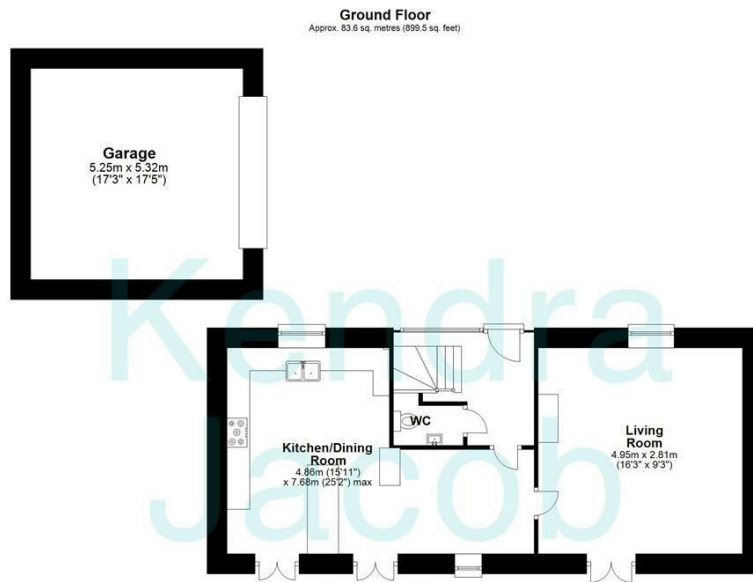
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Total area: approx. 190.6 sq. metres (2051.4 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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