



243 LANE END SHEFFIELD, S35 3UH

£430,000
FREEHOLD

*****GUIDE PRICE £430,000 - £450,000*****

For sale is this beautifully presented and extended three bedroom stone built cottage, situated in a very much sought after location of Chapeltown in Sheffield, close to local shops, supermarkets, schools and train station. The property benefits from being modernised throughout. In brief comprising of an entrance hallway, light and airy living room, attractive sitting room, stunning open plan kitchen diner with fitted appliances and island with a breakfast bar, utility room and downstairs WC. On the first floor are three double bedrooms and a luxury three-piece family bathroom suite. Outside the property has a small low maintenance front garden, extensive driveway with pillared entrance leading to a further driveway and gate access to a very well maintained enclosed private rear garden with a garage which is used for storage. Only by viewing this property, can you fully appreciate the standard of fixtures and fittings on offer.

**Kendra
Jacob**

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243 LANE END

• *****GUIDE PRICE £430,000 - £450,000***** • BEAUTIFUL
EXTENDED STONE BUILT DETACHED COTTAGE • MUCH
SOUGHT AFTER LOCATION OF CHAPELTOWN • STUNNING OPEN
PLAN KITCHEN DINER • UTILITY ROOM/DOWNSTAIRS
WC • TWO WELL APPOINTED & DECORATED RECEPTION
ROOMS • THREE DOUBLE BEDROOMS • LUXURY THREE PIECE
FAMILY BATHROOM SUITE • ATTRACTIVE WELL MAINTAINED
GARDENS, EXTENSIVE DRIVEWAY & GARAGE USED AS
STORAGE • CLOSE TO LOCAL SHOPS, SCHOOLS, AMENITIES &
TRAIN STATION



ENTRANCE HALLWAY

Having a side facing entrance door leading into the entrance hallway, side facing UPVC double glazed window, natural wood flooring, power points, a staircase leading to the first floor landing and a door giving access into the living room.

LIVING ROOM

A light and airy living room, front and side facing UPVC double glazed windows, coving to the ceiling, central heating radiator, power points, TV point and the focal point of this room is a multifuel log burning fire with tiled hearth and inset.

SITTING ROOM

A well appointed and decorated sitting room, side facing UPVC double glazed window, coving to the ceiling, central heating radiator, natural wood flooring, storage cupboard, power points and the focal point of this room is a lime stone featured fireplace and a multi-fuel log burning fire.

OPEN PLAN KITCHEN / DINER

A stunning kitchen comprising of an extensive range of wall and base units incorporating a ceramic Belfast sink unit with mixer tap, integrated appliances including two electric ovens, microwave oven, dishwasher and tumble dryer, large island with breakfast bar and integrated wine fridge, induction hob with an electric extractor set above, downlighting to the ceiling, side facing and rear facing UPVC double glazed windows, side facing UPVC double glazed entrance door, rear facing velux windows, power points and tiled flooring continuing through into the dining

area. Dining area has rear facing bifold doors leading out into the seating area of the garden, velux windows, modern vertical central heating radiator, power points and a door giving access into a utility room and downstairs WC .

UTILITY/DOWNSTAIRS WC

Having a wall unit, wall mounted combination central heating boiler, plumbing for the washing machine, tiled flooring continuing through into the downstairs WC.

DOWNSTAIRS WC

Comprising of a vanity hand wash basin with tiled splashbacks, low flush WC, electric extractor fan and bespoke shelving to one wall.

FIRST FLOOR LANDING

Having access hatch to the loft space with the loft ladder and light, coving to the ceiling and doors giving access to three double bedrooms and the family bathroom.

MASTER BEDROOM

A beautiful master bedroom, front and side facing UPVC double glazed windows, coving to the ceiling, central heating radiator and power points.

BEDROOM TWO

An attractive second double bedroom, side and two rear facing UPVC double glazed windows, central heating radiator, coving to the ceiling and power points.

BEDROOM THREE

A third double bedroom currently being used as a dressing room, side facing UPVC double glazed window, central heating radiator and power points.

FAMILY BATHROOM SUITE

A luxury three piece suite in white comprising of an L shaped bath with an overhead mains run shower and glass shower screen, vanity hand wash basin, low flush WC, partly tiled to walls, tiled flooring, modern vertical central heating radiator, downlighting to the ceiling and a front facing obscure UPVC double glazed window.

OUTSIDE

To the front of the property is a small low maintenance pebbled area.

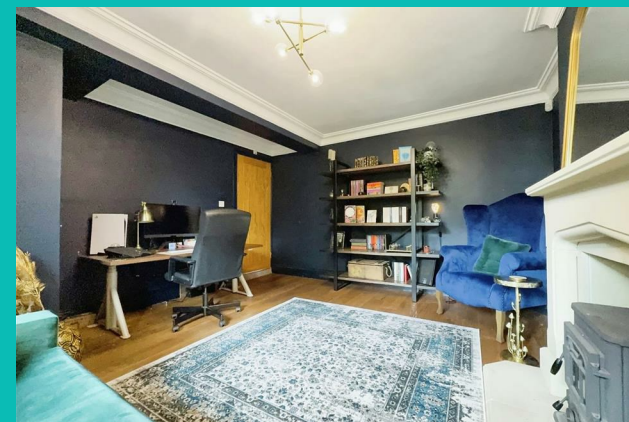
To the side of the property is an extensive driveway with parking for up to seven vehicles, wooden double gates leading to further parking and side gate access to the rear garden.

To the rear of the property is an attractive well maintained garden, two paved patio seating areas, lawn, raised flowerbeds, outside lighting, outside water tap and a detached garage which is used as storage.

GARAGE

The garage is used as storage it has an entrance door and UPVC double glazed window power and light.

243 LANE END





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ADDITIONAL INFORMATION

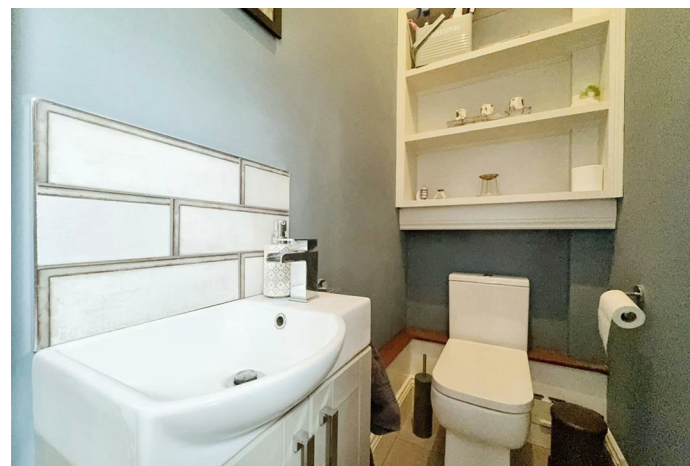
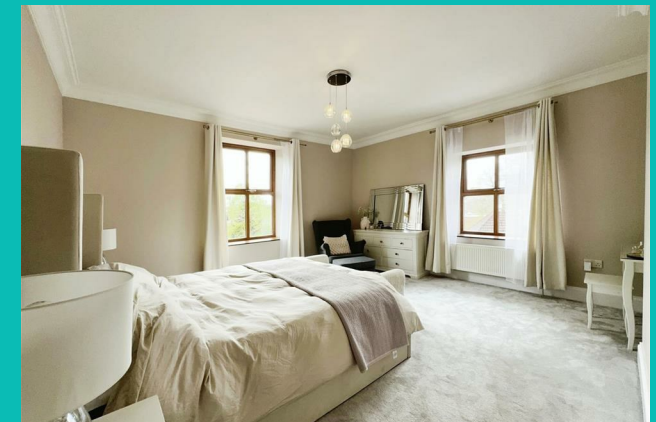
Local Authority – Sheffield

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1577.00 sq ft

Tenure – Freehold





Total area: approx. 146.5 sq. metres (1577.0 sq. feet)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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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