



Kendra  
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## 93 LUNDHILL ROAD BARNSELY, S73 0RL

£425,000  
FREEHOLD

\*\*\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*\*\*

This extended five-bedroom detached family home is immaculately presented throughout, offering stylish and spacious accommodation ideal for modern family living. Set in a sought-after residential area, the property boasts a flexible layout with multiple reception rooms, a high-quality fitted kitchen, luxurious wet rooms, and beautifully maintained gardens. Internally, the home features a generous open-plan living room, a separate sitting room with garden access, a large dining room, and a contemporary kitchen with integrated appliances and a walk-in pantry. There are five well-proportioned bedrooms, two of which benefit from en-suite wet rooms, plus a sleek family bathroom and a convenient ground-floor WC. Additional highlights include laminated wood flooring throughout much of the ground floor, ceiling coving, modern radiators, and an integral garage. Externally, the property enjoys a landscaped front garden, ample driveway parking, and a fully enclosed rear garden with patio areas, a summer house, and raised flowerbeds—perfect for entertaining and family time.

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# 93 LUNDHILL ROAD

- **\*\*\*GUIDE PRICE £425,000 - £450,000\*\*\*** • Extended five-bedroom detached family home offering spacious and versatile accommodation
- Immaculately presented throughout with high-quality finishes and modern décor
- Multiple reception rooms including a large living room, sitting room, and separate dining room
- Contemporary fitted kitchen with integrated appliances, walk-in pantry.
- Two luxurious en-suite wet rooms plus a stylish family bathroom and ground-floor WC
- Beautifully maintained gardens with raised flowerbeds, patio areas, and summer house
- Ample off-road parking via block-paved driveway and integral garage with internal access
- Fantastic location close to local shops, schools, and everyday amenities
- Excellent transport links with easy access to the A1 and M1 motorways



## ENTRANCE PORCH

A stylish approach to the home via a front-facing UPVC double-glazed door, opening into a welcoming porch with a side-facing UPVC double-glazed window. Featuring decorative ceiling coving, a central heating radiator, and attractive laminated wood flooring. A further internal door leads into the open-plan living room.

## LIVING ROOM

Beautifully presented and generously proportioned, this elegant living space benefits from a front-facing UPVC double-glazed window, two central heating radiators, and tasteful ceiling coving. A spindle staircase rises to the first-floor landing, while a door leads to an inner hallway and ground-floor WC. A feature wood fireplace with marble hearth and inset coal-effect gas fire adds warmth and character. The laminated wood flooring flows seamlessly into the adjoining sitting room.

## SITTING ROOM

An inviting and versatile space with rear-facing UPVC double-glazed French doors opening onto the garden. Modern vertical radiator, decorative ceiling coving, side-facing UPVC double-glazed window, ambient wall lighting, and a door leading into the kitchen complete this stylish room.

## DOWNSTAIRS WC

Fitted with a contemporary white suite comprising a vanity hand wash basin and low-flush WC. Part-tiled walls, laminated wood flooring, ceiling coving, central heating radiator, and a front-facing obscure UPVC double-glazed window enhance both form and function.

## KITCHEN

A high-quality, well-appointed kitchen featuring a range of stylish wall and base units with complementary worktops and an inset sink with mixer tap. Includes space for an American-style fridge freezer, a freestanding range cooker with electric extractor hood above, integrated dishwasher and washing machine. Enhanced with ceiling coving, recessed downlighting, a vertical central heating radiator, laminated wood flooring, and access to the dining room and walk-in pantry.

## DINING ROOM

Spacious and filled with natural light, this versatile room boasts a side-facing UPVC double-glazed window and rear French doors opening into the garden. Decorative coving, a modern vertical radiator, and laminated wood flooring complete the space.

## WALK IN PANTRY

Practical and stylish, featuring laminated wood flooring, a chrome towel radiator, and a door leading into the inner hallway.

## INNER HALL

Side-facing UPVC double-glazed window, central heating radiator, laminated wood flooring, and internal access to the integral garage.

## INTEGRAL GARAGE

Equipped with an electric up-and-over door, lighting, power supply, and housing the wall-mounted combination central heating boiler.

### FIRST FLOOR LANDING

A spacious and elegant landing area with decorative ceiling coving, dado rail, spindle balustrades, and doors leading to five bedrooms and the family bathroom.

### MASTER BEDROOM

An impressive master suite with a front-facing UPVC double-glazed window offering lovely views. Fitted with built-in furniture, ceiling coving, central heating radiator, and private access to a luxurious en-suite wet room.

### EN-SUITE WET ROOM

A beautifully finished space with a walk-in shower enclosure, featuring a mains-fed waterfall shower and additional handset. Includes a vanity hand wash basin, low flush WC, high-quality tiled walls and flooring, towel radiator, coving, downlights, electric extractor fan, and side-facing obscure UPVC double-glazed window.

### BEDROOM TWO

A spacious double bedroom with a rear-facing UPVC double-glazed window, ceiling coving, and central heating radiator. An arched opening leads to a generous dressing area with front-facing UPVC double-glazed window, coving, radiator, and access to a private en-suite wet room.

### EN-SUITE WET ROOM

Comprising a walk-in shower with waterfall and handset attachments, vanity basin, low flush WC, quality tiled finishes, central heating radiator, ceiling coving, downlights, and a side-facing obscure UPVC double-glazed window.

### BEDROOM THREE

A well-proportioned double bedroom with a front-facing UPVC double-glazed window and central heating radiator.

### BEDROOM FOUR

Enjoying countryside views through a front-facing UPVC double-glazed window, with central heating radiator, ceiling coving, and internal door leading to the fifth bedroom—ideal as a nursery, study or additional dressing room.

### BEDROOM FIVE

A good-sized fifth bedroom with a front-facing UPVC double-glazed window, ceiling coving, and central heating radiator.

### FAMILY BATHROOM

A contemporary white three-piece suite comprising a Jacuzzi-style bath, pedestal hand wash basin, and low flush WC. Partially tiled walls, tile-effect laminate flooring, ceiling coving, central heating radiator, and a side-facing obscure UPVC double-glazed window complete this stylish space.

### EXTERIOR

To the front is a landscaped lawned garden with neatly maintained shrubs and a block-paved driveway providing ample parking and leading to the integral garage.

The rear garden is beautifully enclosed with attractive stone walling, a well-kept lawn, raised flower beds, and extensive patio areas ideal for outdoor entertaining. Further features include a charming summer house, outdoor lighting, water tap, and power supply.

## 93 LUNDHILL ROAD





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ADDITIONAL INFORMATION

Local Authority – Barnsley

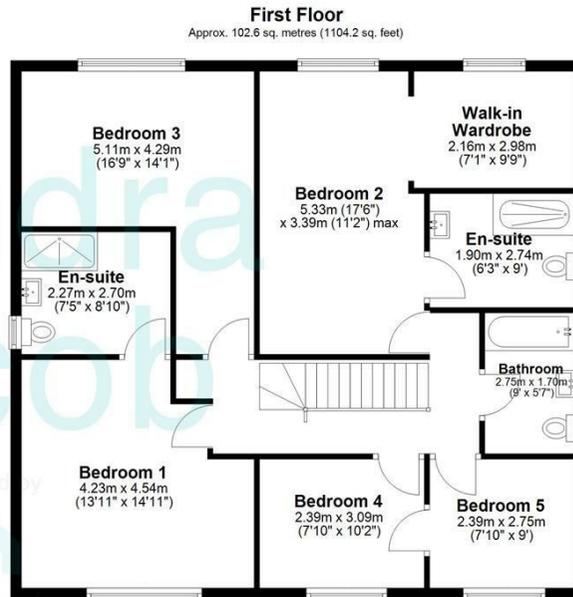
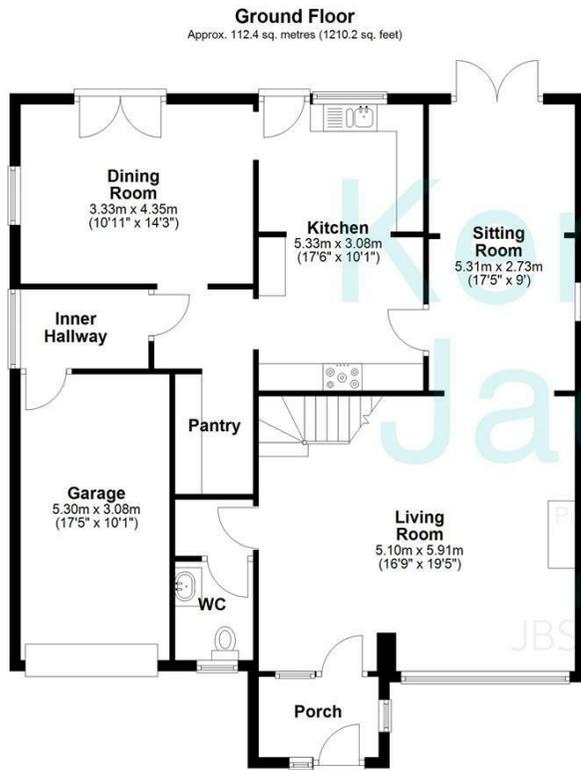
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2314.40 sq ft

Tenure – Freehold





Total area: approx. 215.0 sq. metres (2314.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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	

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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