



Elm Tree Farm Lightwood Lane, Sheffield S8 8BG

welcome to

Elm Tree Farm Lightwood Lane, Sheffield

SSTC - The sale of this property is subject to Grant of Probate. Please seek an update from the branch regarding the potential timeframes involved.
Charming 3-Bedroom Detached Home with Outbuildings & Approx. 1.46 Acres in Total, Including a 0.68-Acre Paddock.



Accommodation Ground Floor

Third Reception

8' 4" x 5' 10" (2.54m x 1.78m)

With a hardwood main entrance door, two timber-faced sealed unit double-glazed windows, inset ceiling spotlights, coving, and a set of double-opening French doors leading through to the main hall.

Main Hall

9' 5" x 8' 2" (2.87m x 2.49m)

With a feature stained patterned glass timber-framed sealed unit double-glazed window, staircase to the first-floor accommodation, double radiator, doors leading through to the living room and kitchen, and a further door taking you through to the ground floor shower room.

Ground Floor Shower Room

With a timber-framed sealed unit double-glazed window, a low flush W/C, a wall-mounted handwash basin, a double shower cubicle with mains shower, tiled walls, tiled floor, coving, and a further door taking you through to the utility.

Utility

10' 3" x 7' 6" (3.12m x 2.29m)

With a stable-style entrance door, timber-framed sealed unit double-glazed window, a wall-mounted Ideal boiler, fitted wall units and a larder-style unit, plumbing for a washing machine beneath the roll-top surface, tiled floor, and coving.

Kitchen

11' 11" x 14' 6" (3.63m x 4.42m)

With a timber-framed sealed unit double-glazed window, large double radiator, and an attractive kitchen offering a range of base, wall, and drawer units; roll-top work surfaces incorporating a four-ring electric hob with overhead cooker extractor; a 1½ sink unit with chrome-style hot/cold mixer tap; a double oven; integrated fridge and dishwasher; tiled floor; inset ceiling spotlights; and coving.

Dining Room

18' 4" x 9' 3" (5.59m x 2.82m)

Enjoys timber-framed sealed unit dual-aspect windows and a set of timber-framed sealed unit double-glazed French doors leading to the gardens, two double radiators, and coving.

Living Room

13' 4" x 27' 3" maximum (4.06m x 8.31m maximum)

With timber-framed sealed unit double-glazed dual-aspect windows, a double and single radiator, coal-effect chimney breast fire with a raised marble hearth, coving, and a doorway taking you back to the main hall.

Accommodation First Floor

Main Landing

With a timber-framed sealed unit double-glazed window, loft access, built-in airing cupboard with internal shelving, and coving.

Bedroom Two

13' 5" maximum x 11' 4" (4.09m maximum x 3.45m)

(L-shaped) with a timber-framed sealed unit double-glazed window, a single radiator, excellent fitted bedroom furniture offering ample wardrobe space with overhead cupboards, a dressing table with recessed mirror, matching bedside cabinets, and coving.

Bedroom Three

8' x 13' 5" (2.44m x 4.09m)

With a timber-framed sealed unit double-glazed window, a single radiator, and coving.

Master Bedroom Dressing Room

15' 2" x 7' 3" into wardrobes (4.62m x 2.21m into wardrobes)

(L-shaped) with a Velux double-glazed skylight, fitted wardrobes, drawer units, loft access, inset ceiling spotlights, an archway through to the bedroom, and a further door taking you through to the en-suite shower room.

En-Suite Shower Room

With a Velux double-glazed skylight, a quality white suite consisting of a low flush W/C, bidet, handwash basin with hot/cold mixer tap, shaver socket, double shower with mains shower unit, built-in extractor and overhead spotlight, additional spotlights, coving, and part-tiled walls.

Master Bedroom

10' 7" x 23' (3.23m x 7.01m)

Enjoys timber-framed sealed unit dual-aspect windows, a double radiator, fitted dressing table with drawer units, inset ceiling spotlights, and coving.

Family Bathroom

With a timber-framed sealed unit double-glazed window, a radiator, and a four-piece suite consisting of a low flush W/C, pedestal handwash basin, bidet, and panel bath with shower attachment to the taps, part-tiled walls, and tiled flooring.



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Elm Tree Farm Lightwood Lane, Sheffield

- GUIDE PRICE £850,000 - £875,000
- VERSATILE LIVING SPACES PERFECT FOR RELAXING, ENTERTAINING, OR CREATING A HOME OFFICE
- WELL-EQUIPPED KITCHEN COMPLEMENTED BY A SEPARATE UTILITY ROOM FOR ADDED CONVENIENCE
- DOWNSTAIRS SHOWER ROOM OFFERING FLEXIBILITY FOR GUESTS OR BUSY HOUSEHOLDS
- APPROX. 1.46 ACRES OF GROUNDS EXPANSIVE OUTDOOR SPACE WITH MATURE GARDENS, OPEN LAWNS, AND ROOM TO GROW

Tenure: Freehold EPC Rating: E
Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107835 - 0008

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