

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 timberfaced sealed unit double-glazed windows, inset ceiling spotlights, coving, and a set of doubleopening 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, coaleffect 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.





welcome to Awaiting Photograph

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

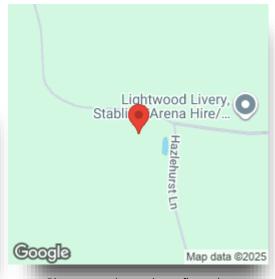
Tenure: Freehold EPC Rating: E

Council Tax Band: D









Please note the marker reflects the postcode not the actual property

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Property Ref: SBC107835 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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