

FOR SALE



Landseer Court, Flandewell
Guide Price £140,000


MARTIN&CO



Landseer Court, Flandewell

2 Bedrooms, 1 Bathroom

Guide Price £140,000

- Semi detached
- Two bedrooms
- Drive and garage
- No chain
- Cul de sac

GUIDE PRICE £140,000 - £150,000. Tucked away in a quiet cul-de-sac in the Flandewell area of Rotherham, this two-bedroom semi-detached property is a straightforward and practical choice for anyone looking for a home that offers both convenience and potential. With no onward chain involved, it's a clean slate for a variety of buyers - whether someone is getting onto the property ladder, downsizing, or seeking an investment opportunity.

The property layout has been designed with simplicity and functionality in mind. The front entrance opens into a porch, ideal for coats and shoes before stepping into the main living space. The lounge is well-sized, with a front-facing window allowing in good natural light, and a gas fire giving a traditional focal point. The staircase is positioned to the side of the room and features a decorative open balustrade, adding a bit of character without dominating the space.

The kitchen sits to the rear and includes a range of fitted wall and base units, along with space for appliances and a useful breakfast bar for casual dining. It connects directly to a lean-to conservatory, offering additional space that could suit a range of uses - from dining or hobbies to simply relaxing and looking out over the garden.

Upstairs, there are two bedrooms, both of which



benefit from fitted wardrobes, which help to maximise floor space and reduce the need for additional furniture. The family bathroom is fitted with a traditional three-piece suite in a coloured finish, offering potential for modernisation but remaining fully functional as is. Outside, the property enjoys a good-sized driveway that leads to a single garage, offering both off-road parking and storage. The front garden is laid to lawn with planted borders, while the rear garden is enclosed and made up of lawn, patio, and mature shrubbery - creating a manageable yet private outdoor space. Flanderwell is a well-connected area, popular with those looking for a balance between suburban living and accessibility. Local amenities are close at hand, including convenience stores and bigger supermarkets such as Morrisons in Bramley and Asda in nearby Dalton. There's also Parkgate Shopping Park a short drive away for a wider range of retail options. For families or anyone considering schools, the property sits close to both Flanderwell Primary School and Wickersley School and Sports College, both of which are well-regarded in the local area. Public

transport links are within easy reach, with regular bus services connecting to Rotherham, Doncaster, and surrounding neighbourhoods. For commuters, the location works well - with straightforward access to the M18 and M1 motorways, as well as the A631 leading towards Worksop and Gainsborough. Rotherham Central railway station is also around fifteen minutes by car, giving access to Sheffield, Leeds and beyond. This is a property that's been well-kept and cared for, with the added benefit of being available with no onward chain. There's scope for modernisation in some areas, but the fundamentals are in place - off-road parking, garage, two bedrooms with fitted storage, and a pleasant cul-de-sac location - making it a solid option for a wide range of buyers.

ENTRANCE PORCH With front facing window, side facing entrance door and door to the lounge.

LOUNGE A generous size lounge with coving and rose



to the ceiling. The focal point of the room is the feature fire surround which houses the gas fire. A feature staircase rises to the first floor landing and door to the kitchen.

KITCHEN With a range of fitted wall and base units. Base units are set beneath worktops which include a double bowl sink, plumbing for washing machine, space for cooker, space for fridge, breakfast bar, rear facing window and rear facing entrance door to lean to conservatory.

LEAN TO CONSERVATORY Overlooking the rear garden with side facing doors opening onto the rear garden.

LANDING With loft access and access to both bedrooms and bathroom.

BEDROOM ONE A double size room with fitted wardrobes to two walls and front facing window.

BEDROOM TWO A good size single room with fitted wardrobes to one wall and rear facing window.

BATHROOM Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled splash backs, tiled walls, store cupboard and side facing window.

OUTSIDE To the front of the property is a lawn garden with drive to the side leading to the single garage. To the rear is a lawn garden with patio area and shrub borders.

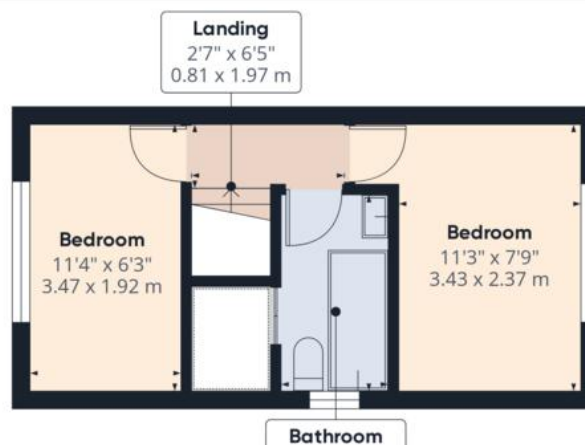


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
574.25 ft²
53.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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