

Marketing Preview



Lynton Mosborough Moor, Mosborough, Sheffield, S20 5AY

£380,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



CHAIN FREE!!! A fantastic opportunity to purchase this modern throughout, three double bedroom detached property situated in the highly popular village of Mosborough. Positioned on a larger than average plot with an extensive rear garden which backs onto protected woodland area and countryside walks. Having master bedroom with ensuite, ample off road parking, spacious detached garage and the potential to extend. Within close proximity to local amenities, public transport links and a range of local schools. Call our sales team to book a viewing on this stunning family home!!!

SUMMARY

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HALLWAY

Enter through composite door into welcoming hallway with tiled welcome mat and solid wooden flooring. Neutral decor, ceiling light and radiator. Doors to kitchen, lounge, dining room, bathroom and bedroom two.

LOUNGE 18'7" x 14'3"

A good sized reception room with neutral decor and solid wood flooring. Two ceiling lights, two vertical radiators and TV point. Feature recess in the wall with tiled heart and log burner. Patio doors to rear garden.

KITCHEN 18'1" x 10'4"

Fitted with ample shaker style wall and base units, solid wood worktops and tiled splash backs. Ceramic sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for dishwasher, washing machine and space for full height fridge/freezer. Spot lighting, vintage style radiator and two windows. Tiled flooring and UPVC door leading to the side of the property.

DINING ROOM 11'2" x 12'0"

A formal dining room with neutral decor and solid wood flooring. Ceiling light, radiator and walk in bay window to the front.

BEDROOM TWO 10'6" x 10'10"

A double bedroom with neutral decor and solid wood flooring. Ceiling light, vintage style radiator and window to the front.

BATHROOM

Comprising of freestanding bath with wall hung tap and handheld shower, vanity wash basin and low flush WC. Ceiling light, vintage style radiator and obscure glass window. Part tiled walls and tiled flooring.

STAIRS/LANDING

A carpet stair rise to first floor unique open landing which has been converted into living space with wood flooring. Spot lighting, two velux style windows and eaves storage cupboard housing boiler. This space could be used as a play area, study or office. Doors to master bedroom and bedroom three.

MASTER BEDROOM 17'7" x 10'10"

A second generous size double bedroom with neutral decor and carpet flooring. Two ceiling lights, two radiators and two windows to the rear. Fitted drawers, dressing table and wardrobes. Door to ensuite.

ENSUITE

Comprising of corner shower cubicle with plumbed in shower, vanity wash basin and low flush WC. Laminate flooring, spot lighting, chrome ladder style radiator and velux style obscure glass window.

BEDROOM THREE 9'6" x 10'6"

A third double bedroom with carpet flooring, neutral decor and fitted wardrobes with sliding doors. Ceiling light, radiator and velux style window. Access to fully boarded loft with lighting via a fixed loft ladder.

OUTSIDE

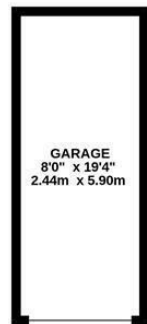
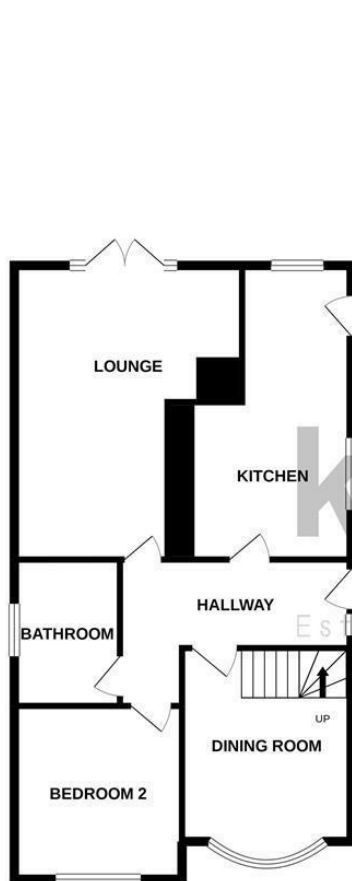
To the front of the property is a tarmac and brick paved driveway providing ample off road parking and giving access to detached garage with power and lighting. Electric charging point, feature slate chipped area with shrubbery and low rise wall to the boundary.

To the rear of the property is an extensive enclosed garden having decked area with a lean to overhead with two velux style windows and log burner which is perfect for alfresco dining and relaxing outside all year round. Steps to large tiered lawn with feature slate chippings, mature plants and bar area with electric. To the top of the garden is a sunk in fire pit, vegetable patch and access to woodland walks. Outside tap.

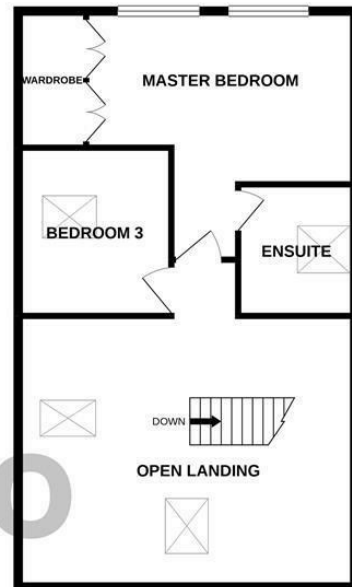
PROPERTY DETAILS

- FREEHOLD
- NEWLY DOUBLE GLAZED THROUGHOUT
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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