



Lee Lane, Barnsley S71 4RT

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Welcome to this exquisite three-storey, five-bedroom detached family home located on Lee Lane in the charming area of Royston, Barnsley. Lee lane is located within walking distance of all amenities such as local schools, shops and pubs/ restaurants. This property boasts elegance and space, perfect for a growing family or those who love to entertain.

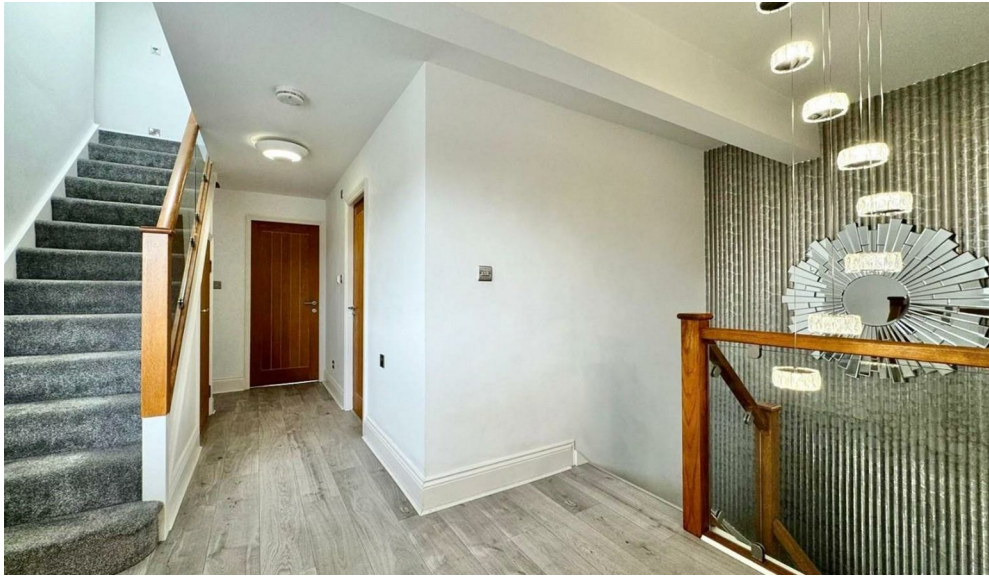
As you step inside, you are greeted by three reception rooms that offer versatility and ample space for various activities. The property features five generously sized bedrooms, providing comfort and privacy for all family members or guests. With three bathrooms, there will be no more waiting in line during busy mornings.

One of the highlights of this home is the games room, a tranquil space where you can relax and unwind while enjoying views of the large private garden. Imagine hosting gatherings in the garden with a BBQ area, creating lasting memories with friends and family.

For those who enjoy staying active, this property comes with gym, perfect for maintaining a healthy lifestyle without leaving the comfort of your home. Additionally, this property features a bar area, garage and off-street parking to provide convenience and security for your vehicles.

This property truly offers a blend of luxury and practicality, making it a desirable choice for anyone looking for a spacious and well-equipped home in a peaceful location. Don't miss the opportunity to make this stunning house your new home in Royston.





Entrance hall

As you step into the property via a PVCu door, you are greeted by a spacious entrance hall with beautifully tiled flooring, setting the tone for the rest of the house.

W/C

Storage room

Kitchen/ dining room

15'1" x 21'11"

One of the highlights of this lovely house is the spacious kitchen dining room, which has been beautifully fitted with quartz worktops. The kitchen comes fully equipped with all the necessary appliances, including a double oven, integral microwave, dishwasher, wine cooler, hot water tap, and sink, making it a perfect space for cooking up delicious meals and entertaining guests.

Dining room

11'5" x 12'9"

The separate dining room, featuring elegant tiled flooring and a front-facing PVCu bay window that floods the room with natural light. Imagine enjoying



your meals in this bright and inviting space, creating memories with your loved ones.

Utility

The utility room is fitted with wall and base units and has plumbing for a washer and dryer.

Lounge

13'9" x 17'8"

This delightful detached home boasts a modern lounge with Amtico flooring and a fitted feature app controlled electric fireplace, creating a sleek and stylish living space. The PVCu French doors not only flood the room with natural light but also provide easy access to the private garden, perfect for enjoying a cup of tea on a sunny afternoon.

Games room

23'11" x 18'8"

The games room, which offers a unique space for entertainment and relaxation. Imagine hosting friends and family in a room that features a fitted bar area, skylights that flood the space with natural light, and enough room to be used as a games room. It's the perfect setting for creating lasting memories and enjoying quality time with loved ones. This amazing space is also fitted with bi-folding doors leading to the side and rear garden.



Gymnasium
15'1" x 11'5"

The gymnasium, a versatile space fitted with laminate flooring, a t/v point, and a convenient storage room. The gymnasium also offers seamless access to the garden through stylish bi-fold doors, making it easy to enjoy indoor workouts or step outside for some fresh air.

Landing

Featuring a stunning oak staircase with a stylish glass bannister rising to the first floor landing.

Bedroom one

13'9" x 12'9"

The master bedroom featuring fitted laminate flooring. You'll also find a convenient wall-mounted radiator to keep you warm during the colder months, and a front-facing PVCu window that allows natural light to flood the room, creating a bright and airy atmosphere.

Walk in wardrobe

The walk-in wardrobe, providing plenty of storage space for all your clothing and accessories.

En suite

10'5" x 6'6"

The modern En-suite has fully tiled walls and flooring with under-floor heating, adding a touch of luxury to your daily routine. The en suite is a true highlight, offering convenience and style with a w/c, sink, and a walk-in shower for a refreshing start to your day.

Bedroom two

11'9" x 12'5"

Bedroom two features a walk in wardrobe, fitted laminate flooring, a wall-mounted radiator, and a PVCu window.

Bedroom three

11'5" x 10'5"

Bedroom three features fitted laminate flooring, a wall-mounted radiator, and a lovely PVCu window.

Family bathroom

10'5" x 8'2"

The family bathroom, which features under floor heating throughout and a luxurious five-piece suite. Imagine unwinding in the walk-in shower or soaking in the bath watching the fitted T.V after a long day, surrounded by fully tiled flooring and walls that exude elegance and style.



Landing

Featuring a stunning oak staircase with a stylish glass bannister rising to the second floor landing.

Bedroom four

14'5" x 13'9"

Bedroom four features fitted laminate flooring, a wall-mounted radiator, and two skylights.

Bathroom

9'10" x 5'2"

The bathroom features a relaxing bath, a convenient sink, and beautifully tiled walls/ flooring which is underfloor heated. This bathroom adds a touch of luxury and functionality to the property, making it a standout feature that is sure to impress.

Bedroom five

14'5" x 11'9"

Bedroom five features fitted laminate flooring, a wall-mounted radiator, and two skylights.

Externally

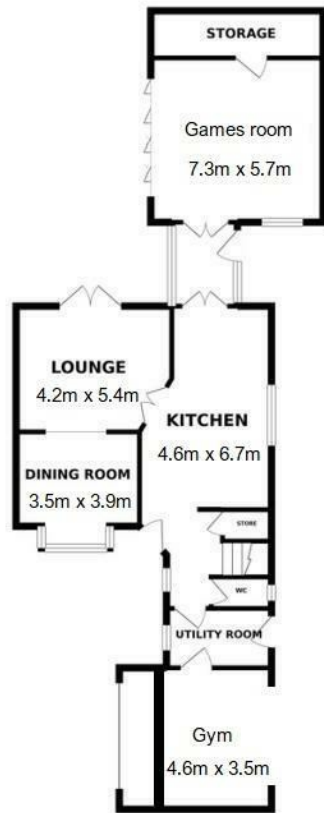
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The front elevation provides parking for up to five vehicles, making it ideal for families with multiple cars or guests visiting.

The rear and side gardens have been thoughtfully designed to offer low maintenance yet stylish features. Imagine unwinding in the hot tub under the pergola, hosting summer barbecues with the built in barbecue, or simply enjoying the fresh air in your own private oasis.

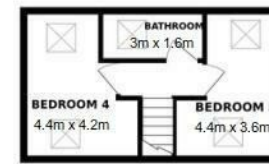
GROUND FLOOR



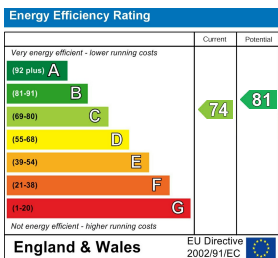
1ST FLOOR



2ND 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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Barnsley - 01226 447155 <http://www.hunters.com>

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