



19 Storth Lane

Kiveton Park, Sheffield



Blenheim
Park Estates



A Superb Three Bedroomed
Home for a Growing Family





19 Storth Lane

Welcome to 19 Storth Lane

This superb three bedroomed home is ideal for a growing family with approximately 894 sq.ft. of accommodation and offers a perfect opportunity for a purchaser to put their own stamp on the property.

19 Storth Lane has fantastic potential and benefits from a modern breakfast kitchen, a light and spacious living/dining room, two good-sized double bedrooms, one additional bedroom, one bathroom and a separate WC. To the exterior of the property, there is an enclosed south-facing rear garden and a gravelled driveway that provides off-road parking for two vehicles.

The property is located with good access to the amenities of Kiveton Park, including shops, cafes and local schooling. A short drive away takes you to Rother Valley Country Park for a range of walking trails. The Kiveton Park train station provides rail links and the M1 motorway is easily accessible within a short drive.

The property briefly comprises on the ground floor: Entrance hall, storage cupboard, family bathroom, living/dining room and breakfast kitchen.

On the first floor: Landing, master bedroom, bedroom 2, bedroom 3, WC, and storage cupboard.

Ground Floor

A UPVC entrance door with a double glazed obscured panel opens to the:

Entrance Hall

Having a front facing UPVC double glazed window, pendant light point, and central heating radiator. Timber doors give access to the storage cupboard, family bathroom and living/dining room.

Storage Cupboard

Offering a large amount of storage with a front facing UPVC double glazed window and a stone bench.

Family Bathroom

Being fully tiled with a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall, there is a panelled, tiled bath with traditional chrome taps, detachable shower head and a glazed screen.

Living/Dining Room

15'8 x 11'6 (4.78m x 3.51m)

A light and spacious reception room, which offers versatility,

with ample space for both living and dining. Having rear facing UPVC double glazed windows, pendant light point with a decorative ceiling rose, partially panelled walls and a central heating radiator. Double UPVC doors with double glazed panels open to the rear of the property. A timber door opens to the breakfast kitchen.

Breakfast Kitchen

17'10 x 7'6 (5.44m x 2.29m)

A modern breakfast kitchen with front and rear facing UPVC double glazed windows, pendant light points, central heating radiator and tiled flooring. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs/upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a Beko four-ring induction hob with extractor hood above and a Beko fan assisted oven. A cupboard also houses the boiler. A UPVC door with a double glazed obscured panel opens to the rear of the property.

From the entrance hall, a staircase with a timber hand rail rises to the:

Landing

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, WC and storage cupboard. There is also an access hatch to the loft space.

Master Bedroom

12'10 x 11'7 (3.91m x 3.53m)

A good-sized double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

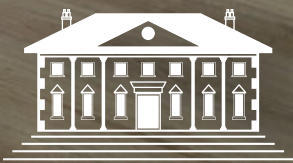




Living/Dining Room
15'8 x 11'6 (4.78m x 3.51m)

A light and spacious reception room, which offers versatility, with ample space for both living and dining. Having rear facing UPVC double glazed windows, pendant light point with a decorative ceiling rose, partially panelled walls and a central heating radiator. Double UPVC doors with double glazed panels open to the rear of the property. A timber door opens to the breakfast kitchen.

A Versatile Reception Room
for Living and Dining...



Breakfast Kitchen
17'10 x 7'6 (5.44m x 2.29m)

A modern breakfast kitchen with front and rear facing UPVC double glazed windows, pendant light points, central heating radiator and tiled flooring. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs/upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a Beko four-ring induction hob with extractor hood above and a Beko fan assisted oven. A cupboard also houses the boiler. A UPVC door with a double glazed obscured panel opens to the rear of the property.



A Modern Breakfast Kitchen
with Integrated Appliances...





19 Storth Lane

Conveniently Placed for Nearby Schooling, Local Amenities and to the M1 Motorway

Family Bathroom

Being fully tiled with a front facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall, there is a panelled, tiled bath with traditional chrome taps, detachable shower head and a glazed screen.



Bedroom 2

10'2 x 8'6 (3.10m x 2.59m)

Another double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 3

12'10 x 6'7 (3.91m x 2.01m)

Having a front facing UPVC double glazed window, pendant light point, and a central heating radiator.

WC

Being partially tiled and having a front facing UPVC double glazed obscured window and a pendant light point. There is a suite in white comprising of a low-level WC and a wash hand basin with a chrome

mixer tap.

Storage Cupboard

Having a pendant light point.

Exterior and Gardens

To the front of the property, there is a gravelled driveway that accommodates parking for two vehicles and has a water tap. The driveway is bordered by hedging and fencing.

To the rear of the property, there is south-facing garden which comprises of a stone flagged seating area. Beyond this, there is a lawned area which rises to a second tier of lawned space, which is bordered by fencing and a hedge.

Landing

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, WC and storage cupboard. There is also an access hatch to the loft space.





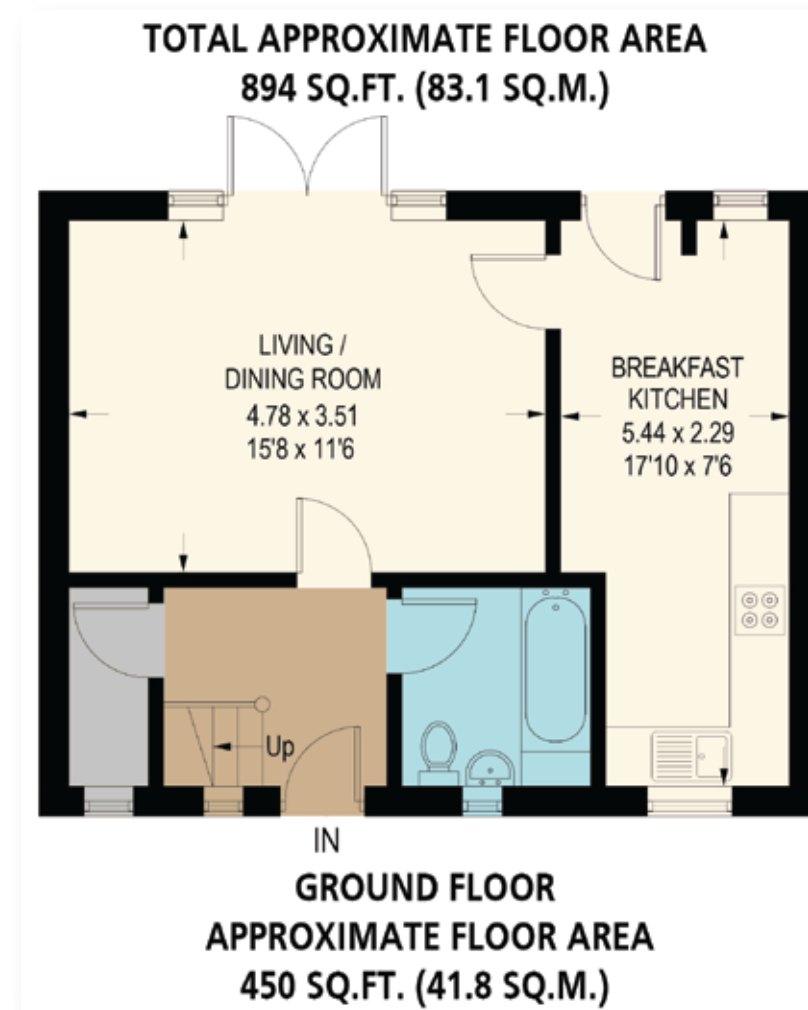
Master Bedroom
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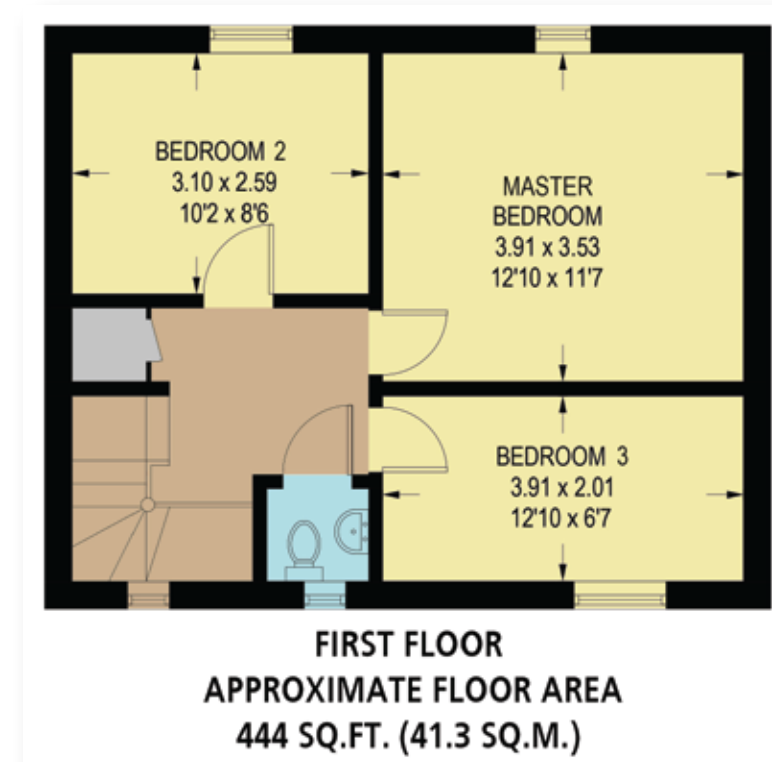
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 10'2 x 8'6 (3.10m x 2.59m)
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Floor Plans & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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A South-Facing,
Enclosed Garden



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: A

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Kiveton Park, Sheffield, South Yorkshire S26 5QS

Guide Price £160,000 - £170,000