

15 St. Johns Road  
Laughton en-le Morthen, Sheffield

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**Blenheim**  
Park Estates



### Exterior and Gardens

From St. Johns Road, timber gates open to a block paved in-and-out driveway which provides parking for several vehicles and has exterior lighting and a raised semi-circle border containing mature shrubs. Access can be gained to an outbuilding containing a store and utility room. Timber pedestrian gates open to both sides of the property.

A Wonderful, Generously Sized Four  
Bedroomed Detached Residence





15 St. Johns Road

## Welcome to 15 St. Johns Road

Situated behind timber gates and stone walling in the village of Laughton-en-le-Morthen is this fantastic four bedroomed home. 15 St. Johns Road benefits from having flexible, generously proportioned living areas that are set over two floors and a pleasant wrap-around garden.

The main hub of the home is the open plan living kitchen, which comprises a well-appointed breakfast kitchen, a dining area and a homely lounge featuring a log burner. Also located on the ground floor is a spacious master bedroom suite with a dressing room and en-suite, and two further double bedrooms. Another double bedroom is positioned on the first floor and there is also a large loft that provides useful storage.

Wrapping around both sides of the property is a well-maintained garden and various seating areas for entertaining or relaxing. A block paved in-and-out driveway that is enclosed by timber gates provides parking for multiple vehicles and an outbuilding includes a store and separate utility room.

Located in the village of Laughton-en-le-Morthen, the property is well connected to a range of schooling and amenities in the surrounding areas, such as public houses, shops, restaurants and cafes. Within the local area, access can be gained to public footpaths that meander through the surrounding countryside and link with the historic site of Roche Abbey. Situated a short drive away are additional amenities in Brookhouse, which include a public house, farm shop and Brookhouse Cricket Club. The property is also conveniently located for access to the M1 and M18 motorways, providing links to Leeds, Nottingham, London and the North East.

**The property briefly comprises on the ground floor:** Entrance hall, WC, living kitchen, inner hallway, storage cupboard, bedroom 4, family bathroom, bedroom 3, master bedroom, master dressing room and master en-suite. Accessed externally, store and utility room.

**On the first floor:** Landing, bedroom 2 and loft storage.

### Ground Floor

A wood effect UPVC entrance door with obscured double glazed panels and a matching side panel opens to the:

### Entrance Hall

A welcoming entrance hall with a wall mounted light point, central heating radiator with a decorative cover and oak flooring. A sliding door opens to a storage cupboard with shelving and long hanging. An oak door also opens to the WC and an oak door with glazed panels opens to the living kitchen.

### WC

With a side 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 wall-mounted wash hand basin with a chrome mixer tap.

### Living Kitchen

A fantastic open plan living kitchen incorporating three different areas.

### Breakfast Kitchen

21'0 x 8'8 (6.40m x 2.64m)

A superb breakfast kitchen with a side facing UPVC double glazed window, flush light point, pendant light points and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching oak work surfaces, upstands and a Belfast sink with a chrome mixer tap. There is also a separate island with a matching oak work surface with a pop-up power point and provision for up to three chairs. The integrated appliances include a Hotpoint dishwasher, a wine cooler and an extractor hood with lighting. There is also the provision for a range cooker and a full-height fridge/freezer. A wide opening gives access to the dining area and lounge. A UPVC timber effect door with an integrated double glazed obscured window opens to the left side of the property.



### Entrance Hall

A welcoming entrance hall with a wall mounted light point, central heating radiator with a decorative cover and oak flooring. A sliding door opens to a storage cupboard with shelving and long hanging. An oak door also opens to the WC and an oak door with glazed panels opens to the living kitchen.



**Living Kitchen**  
A fantastic open plan living kitchen  
incorporating three different areas.



A Bright and Airy Open  
Plan Living Kitchen...





**Breakfast Kitchen**  
21'0 x 8'8 (6.40m x 2.64m)

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### Lounge/Dining Room

31'8 x 14'3 (9.66m x 4.35m)

A well-proportioned lounge/dining room with a front facing UPVC double glazed bow window and a side facing UPVC double glazed window. Also having a coved ceiling, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and oak flooring. The focal point of the room is the log burner with an oak mantel, a tiled/stone surround and a stone hearth. There is also an inset storage area currently used for housing timber. Double UPVC doors with double glazed panels open to the right side of the property. An oak door with glazed panels also opens to the inner hallway.



A Homely Lounge with a Log  
Burner Set Beneath an Oak Mantel





15 St. Johns Road

## 15 St. Johns Road Sits Proudly in the Village of Laughton en-le Morthen and Benefits from Convenient Access to the M1 & M18 Motorways

### Lounge/Dining Room

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### Inner Hallway

Having a side facing UPVC double glazed window, flush light points a central heating radiator and a telephone point. Timber doors open to a storage cupboard, bedroom 4, family bathroom and bedroom 3. An opening gives access to the master bedroom.

### Storage Cupboard

With shelving.

### Bedroom 4

11'7 x 9'7 (3.52m x 2.92m)

A well-proportioned double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring. There is a range of fitted furniture, incorporating long hanging and shelving.

### Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, heated towel rail and a central heating radiator. There is a suite, which comprises of a low-level WC and a vanity unit, incorporating an inset Ideal Standard wash hand basin with a chrome mixer tap and ample storage including shelving and drawers. To one corner, there is a panelled spa bath with a chrome mixer tap and a hand shower facility. There is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

### Bedroom 3

14'1 x 11'7 (4.30m x 3.52m)

Another good-sized double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring.

From the inner hallway, an opening gives access to the:

### Master Bedroom

20'10 x 15'7 (6.34m x 4.75m)

A generously proportioned master bedroom suite with a side facing UPVC double glazed bow window, coved ceiling, pendant light points, central heating radiator and partially tiled flooring. The focal point of the room is the electric fireplace with a timber surround and a decorative hearth.

Double UPVC doors with double glazed panels and matching side panels open to the rear of the property. An oak door gives access to the master dressing room.

### Master Dressing Room

13'11 x 10'11 (4.23m x 3.34m)

With a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and tiled flooring. Double UPVC doors with double glazed panels open to the rear of the property. A timber door opens to the master en-suite.

### Master En-Suite

Being partially tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, wall mounted light point and a chrome heated towel rail. There is a suite in white comprising of a low-level WC and two wash hand basins with a Hansgrohe chrome mixer tap, storage beneath and shelving to both sides. There is a separate shower enclosure with a fitted Mira shower, an additional hand shower facility and a glazed screen/door.

From the inner hallway, a staircase with a timber hand rail and balustrading rises to the:

### First Floor

### Landing

With recessed lighting and timber doors opening to bedroom 2 and the loft storage.

### Bedroom 2

20'10 x 13'0 (6.34m x 3.97m)

A spacious double bedroom with a rear facing UPVC double glazed circular window, Velux roof window, flush light point and a central heating radiator.

### Loft Storage

With power, light and housing the boiler and hot water cylinder.





**Master Bedroom**  
20'10 x 15'7 (6.34m x 4.75m)

A generously proportioned master bedroom suite with a side facing UPVC double glazed bow window, coved ceiling, pendant light points, central heating radiator and partially tiled flooring. The focal point of the room is the electric fireplace with a timber surround and a decorative hearth. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property. An oak door gives access to the master dressing room.

**Master Dressing Room**  
13'11 x 10'11 (4.23m x 3.34m)

With a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and tiled flooring. Double UPVC doors with double glazed panels open to the rear of the property. A timber door opens to the master en-suite.

A Generously Proportioned  
Master Bedroom Suite...







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### Family Bathroom

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### Bedroom 4

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**Inner Hallway**

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**Bedroom 2**

20'10 x 13'0 (6.34m x 3.97m)

A spacious double bedroom with a rear facing UPVC double glazed circular window, Velux roof window, flush light point and a central heating radiator.





15 St. Johns Road

## Featuring a Pleasant Wrap-Around Garden and Multiple Seating Areas

### Exterior and Gardens

From St. Johns Road, timber gates open to a block paved in-and-out driveway which provides parking for several vehicles and has exterior lighting and a raised semi-circle border containing mature shrubs. Access can be gained to an outbuilding containing a store and utility room. Timber pedestrian gates open to both sides of the property.

### Store

With an up-and-over door, light, power and open storage in the roof void.

### Utility Room

With a rear facing UPVC double glazed window, light and power. There is the provision for a washing machine and a tumble dryer. A UPVC door opens to the left side of the property.

To the left side of the property, a gravelled area with inset slabs and exterior lighting leads to another seating area with a timber pergola and provision for a hot tub. A lawned area and path with exterior lighting leads to the rear.

To the rear of the property, a path gives access to the master bedroom and master dressing room. There is a garden that is mainly laid to lawn with mature planted borders containing trees and shrubs and decorative stone steps. The garden is bordered and enclosed by timber fencing and wraps around to the right side of the property.

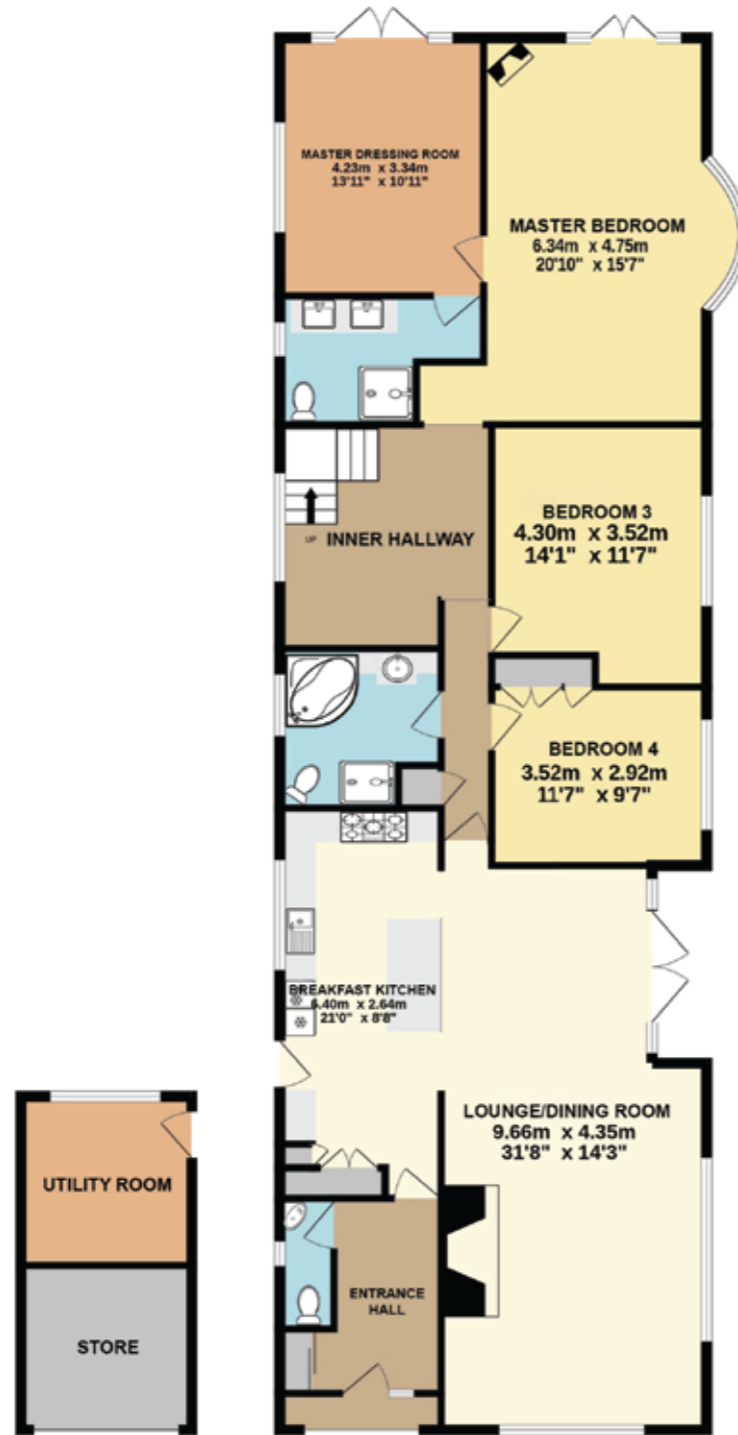
To the right side of the property, the garden continues with a planted border with mature trees and shrubs. There is also exterior lighting and access can be gained to the living kitchen.



\*Image for Illustration Purposes Only

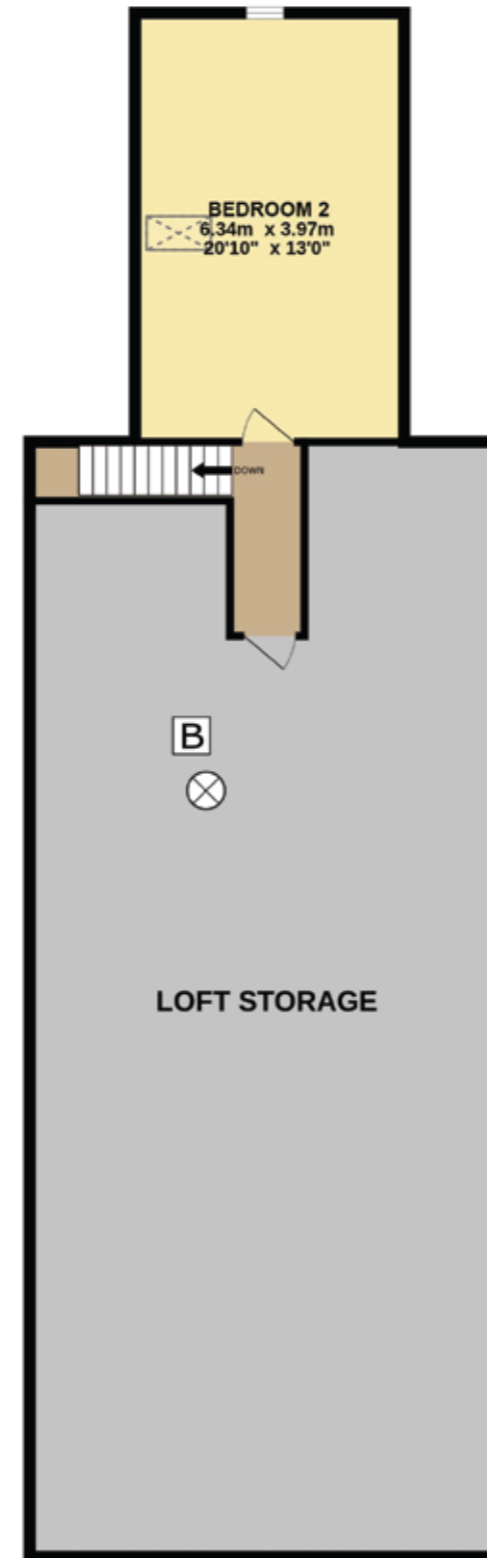


**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**1837 SQ.FT. (170.7 SQ.M.)**



**TOTAL APPROXIMATE**  
**FLOOR AREA**  
**3347 SQ.FT. (311 SQ.M.)**

**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
**1510 SQ.FT. (140.3 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### Exterior and Gardens Continued

To the left side of the property, a gravelled area with inset slabs and exterior lighting leads to another seating area with a timber pergola and provision for a hot tub. A lawned area and path with exterior lighting leads to the rear.



### Exterior and Gardens Continued

To the rear of the property, a path gives access to the master bedroom and master dressing room. There is a garden that is mainly laid to lawn with mature planted borders containing trees and shrubs and decorative stone steps. The garden is bordered and enclosed by timber fencing and wraps around to the right side of the property.





**Exterior and Gardens Continued**

To the right side of the property, the garden continues with a planted border with mature trees and shrubs. There is also exterior lighting and access can be gained to the living kitchen.





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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains gas, mains electric, mains water, mains drainage, the broadband is fibre and the mobile signal is good. The property is equipped with solar panels.

**Shared Access/Rights of Access:** None

**Covenants, Easements or Wayleaves and Flood Risk:** There are no Covenants, Easements or Wayleaves and the flood risk is low.

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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Laughton en-le Morthen, Sheffield,  
South Yorkshire S25 1YL

**Offers in the Region of £550,000**