



29 Grangewood Road

Laughton-en-le-Morthen, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Grangewood Road, a driveway with stone pillars leads to number 29. To the front of the property, there is a large gravelled driveway providing parking for several vehicles with exterior lighting. Access can be gained to the main entrance door, secondary hallway and triple garage. The driveway wraps around to the right side of the property providing additional parking. A metal gate opens to the rear of the property.

A Delightful Five Bedroomed
Detached Family Home...





Welcome to 29 Grangewood Road

Located in the charming village of Laughton-en-le-Morthen and set back from Grangewood Road, is this stunning five bedroomed detached home standing in approximately one acre. Built in 2008 by the current owner, the home showcases light-filled, contemporary interiors perfect for 21st-century living. 29 Grangewood Road is located at the very edge of the village, backing on to open farmland and nestled at the bottom of a long driveway, offering a peaceful, private setting for those who enjoy a sense of tranquility.



Upon entering the home, there is a clear feeling of individuality to its design, with everything carefully considered. The ground floor benefits from having an outstanding, light-filled lounge complete with a central log burner that creates a warm and inviting atmosphere. Double doors seamlessly connect it to the spacious dining kitchen, which is equipped with an Aga and is ideal for entertaining guests. Both rooms provide access to the rear of the property, with double doors opening to a timber decked terrace enjoying pleasant views of the garden. Furthermore, a versatile office offers a fantastic workspace, ideal for studying or working from home.

Also set on the ground floor area are three double bedrooms, offering great flexibility within the layout. One of the three bedrooms has access to an en-suite bathroom, while the other two share a well-appointed Jack-and-Jill en-suite. But the versatility doesn't stop there. A separate, key-accessed wing of the house offers even more possibilities. This part of the home includes a utility room, a shower room and access to the triple garage. Above the garage, there is a large storage room that is accessed by a separate staircase.

Occupying the first floor is the master bedroom and second bedroom. The master suite includes a spacious en-suite bathroom and a dressing room with fitted furniture, while the second bedroom incorporates a generous en-suite of its own. Both rooms are bathed in natural light, creating the perfect haven for relaxation.

Externally, 29 Grangewood Road benefits from a sizeable rear garden which is bordered by mature trees and plants. An extensive decked terrace with a U-shaped seating area stretches the width of the property and overlooks the gorgeous rear garden. There is also the opportunity to purchase a further adjoining 2 acres (approx) of land that can be negotiated separately.



Tucked Away in a Private Position, 29 Grangewood Road has Been Thoughtfully Designed to Offer Contemporary Accommodation over Two Floors

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. Locally, 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 the 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 of on the ground floor: Entrance vestibule, entrance hall, office, under-stairs storage cupboard, dining kitchen, lounge, secondary hallway, utility room, shower room, integral triple garage, inner hallway, bedroom 3, bedroom 3 en-suite, bedroom 4, Jack-and-Jill en-suite and bedroom 5.

On the first floor: Storage room, landing, master bedroom, master dressing room, master en-suite, boiler room, bedroom 2 and bedroom 2 en-suite.

Ground Floor

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

Entrance Vestibule

Having a pendant light point, tiled flooring with under floor heating and an inset mat well. Oak double doors with obscured glazed panels open to the entrance hall.

Entrance Hall

A welcoming entrance hall, having recessed lighting and tiled flooring with under floor heating. An oak door with obscured glazed panels opens to the inner hallway. Oak doors also open to the lounge, office, under-stairs storage cupboard and dining kitchen.

Office

10'4 x 9'5 (3.14m x 2.86m)

A multi-functional room that is currently used as an office. Having a front facing UPVC double glazed window, pendant light point and timber effect flooring with under floor heating. There is a range of fitted office furniture, incorporating shelving and a desk with drawers. The communications cupboard is also located in the office and provides gigabit ethernet connectivity throughout the property from the included 24-port switch, as well as digital TV connectivity from an 8-way aerial distribution panel.

Under-Stairs Storage Cupboard

Having a flush light point, cloaks hanging and housing the under floor heating valves.

Dining Kitchen

28'5 x 16'2 (8.67m x 4.94m)

Bright, airy and well-appointed with side facing UPVC double glazed windows, recessed lighting, TV/aerial point, data access points and timber effect flooring with under floor heating. There is a range of fitted base, wall and drawer units, incorporating matching granite work surfaces and upstands. There is also a central island with a granite work surface, the provision for two chairs and two inset 1.0

bowl stainless steel sinks with a chrome mixer tap. There is an Aga that incorporates two hot plates, three ovens and a pan store. The integrated appliances include a Lamona dishwasher and a full-height fridge/freezer. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property. Double oak doors with obscured glazed panels open to the lounge. An oak door also opens to a secondary hallway.

Lounge

25'0 x 16'3 (7.62m x 4.96m)

A beautiful lounge with rear facing UPVC double glazed apex panels, recessed lighting, multiple TV/aerial and data access points and tiled flooring with under floor heating. The focal point of the room is the Rocal log burner with four aspects and opening doors. An oak door opens to the entrance hall. Two separate UPVC doors with double glazed panels open to the rear of the property. Double UPVC doors with double glazed panels and matching side panels also open to the rear of the property.

Secondary Hallway

Having a pendant light point, flush light point and under floor heating. Oak doors open to the utility room, shower room and integral triple garage. Another oak door opens to a staircase, which rises to the storage room. A UPVC door with a double glazed panel opens to the front of the property, allowing this section of the house the potential to be used as a separate annexe, if desired.

Utility Room

With a side facing UPVC double glazed window, pendant light point and under floor heating. There is a range of fitted base and wall units, incorporating matching work surfaces, tiled splash backs and an inset 1.5 bowl Franke stainless steel sink with a chrome mixer tap. There is also space/provision for a washing machine and a tumble dryer.

Shower Room

Having a side facing UPVC double glazed window, flush light point, extractor fan, one fully tiled wall, shaver point and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a fully tiled, separate shower enclosure with a Bristan fitted shower and a glazed screen.

Integral Triple Garage

34'7 x 21'0 (10.53m x 6.40m)

Split into a double garage and a single garage, connected by a wide opening. Having two electric up-and-over doors, light and power. A UPVC door with a double glazed obscured panel opens to the left side of the property.



Dining Kitchen
28'5 x 16'2 (8.67m x 4.94m)

Bright, airy and well-appointed with side facing UPVC double glazed windows, recessed lighting, TV/aerial point, data access points and timber effect flooring with under floor heating. There is a range of fitted base, wall and drawer units, incorporating matching granite work surfaces and upstands. There is also a central island with a granite work surface, the provision for two chairs and two inset 1.0 bowl stainless steel sinks with a chrome mixer tap. There is an Aga that incorporates two hot plates, three ovens and a pan store. The integrated appliances include a Lamona dishwasher and a full-height fridge/freezer. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property. Double oak doors with obscured glazed panels open to the lounge. An oak door also opens to a secondary hallway.

A Stunning Dining Kitchen that is
Spacious and Well-Appointed





Lounge
25'0 x 16'3 (7.62m x 4.96m)

A beautiful lounge with rear facing UPVC double glazed apex panels, recessed lighting, multiple TV/aerial and data access points and tiled flooring with under floor heating. The focal point of the room is the Rocal log burner with four aspects and opening doors. An oak door opens to the entrance hall. Two separate UPVC doors with double glazed panels open to the rear of the property. Double UPVC doors with double glazed panels and matching side panels also open to the rear of the property.

A Bright and Airy
Reception Room





29 Grangewood Road

Occupying a Plot of Approximately One Acre in the Beautiful Village of Laughton-en-le-Morthen and Enjoying Views of Open Farmland

From the secondary hallway, an oak door opens to a pine staircase with a hand rail and balustrading, which rises to the:

First Floor

Storage Room

34'9 x 14'5 (10.59m x 4.40m)

A versatile space, with Keylite roof windows, recessed lighting, exposed brick wall, central heating radiators, TV/aerial point, data access point, integrated speaker cabling and engineered timber flooring. Access can be gained to a loft space.

Ground Floor Continued

From the entrance hall, an oak door with obscured panels opens to an:

Inner Hallway

Having recessed lighting and tiled flooring with under floor heating. Oak doors open to bedroom 3, bedroom 4 and bedroom 5.

Bedroom 3

16'4 x 15'8 (4.97m x 4.78m)

A spacious double bedroom with pendant and wall mounted light points, TV/aerial point, data access point and under floor heating. Oak doors open to the bedroom 3 en-suite and storage cupboard. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

Bedroom 3 En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, mirrored storage cabinet with a shaver point, heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a Shades wash hand basin with a chrome mixer tap, tiled splash back and storage beneath. Also having a fully tiled, separate shower enclosure with a fitted Grohe shower and a glazed screen/door.

Bedroom 3 Storage Cupboard

Having a flush light point, fitted clothes hanging rail and housing the under floor heating valves.

Bedroom 4

11'11 x 10'3 (3.64m x 3.13m)

A double bedroom with side facing UPVC double glazed windows, pendant light point, TV/aerial point, data access point and under floor heating. An oak door opens to the Jack-and-Jill en-suite.

Jack-and-Jill En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, shaver point and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a fully tiled, separate shower enclosure with a fitted Niagara shower and a glazed screen/door. Oak doors open to bedroom 4 and bedroom 5.

Bedroom 5

11'9 x 10'4 (3.59m x 3.14m)

Another double bedroom with a front facing UPVC double glazed window, pendant light point, TV/aerial point, data access point and under floor heating.

From the entrance hall, a pine staircase with a hand rail and balustrading rises to the:

First Floor

Landing

With Keylite roof windows, a pendant light point and a central heating radiator. Oak doors open to the master bedroom, boiler room and bedroom 2. Access can also be gained to a loft space.

Master Bedroom

26'00 x 16'5 (7.92m x 5.00m)

An exceptionally spacious master bedroom with Keylite roof windows, recessed lighting, ceiling fan, central heating radiators, TV/aerial point, data access points and a raised platform feature. An oak door opens to the master en-suite and two openings give access to the master dressing room.

Master Dressing Room

Having flush light points and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Two openings give access to the master bedroom.

Master En-Suite

A luxurious en-suite bathroom with a Keylite roof window, sun tunnels, recessed lighting, extractor fan, partially tiled walls, illuminated mirrored storage cabinet, chrome heated towel rail and tiled flooring. There is a Porcelanosa suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a granite work surface. Also having a freestanding bath, which stands on a raised platform and has a Porcelanosa chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Boiler Room

Having a flush light point and housing the Vaillant boiler and hot water cylinder. Access can be gained to eaves storage.

Bedroom 2

19'9 x 10'11 (6.03m x 3.34m)

A large double bedroom with Keylite roof windows, a pendant light point, central heating radiators (one with a decorative cover), TV/aerial point and data access points. There is a range of fitted furniture, incorporating long hanging, drawers and a desk with drawers. An oak door opens to the bedroom 2 en-suite.





Bedroom 3
16'4 x 15'8 (4.97m x 4.78m)
A spacious double bedroom with pendant and wall mounted light points, TV/aerial point, data access point and under floor heating. Oak doors open to the bedroom 3 en-suite and storage cupboard. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.



Bedroom 4
11'11 x 10'3 (3.64m x 3.13m)
A double bedroom with side facing UPVC double glazed windows, pendant light point, TV/aerial point, data access point and under floor heating. An oak door opens to the Jack-and-Jill en-suite.



Bedroom 3 En-Suite
Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, mirrored storage cabinet with a shaver point, heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a Shades wash hand basin with a chrome mixer tap, tiled splash back and storage beneath. Also having a fully tiled, separate shower enclosure with a fitted Grohe shower and a glazed screen/door.



Bedroom 5
11'9 x 10'4 (3.59m x 3.14m)
Another double bedroom with a front facing UPVC double glazed window, pendant light point, TV/aerial point, data access point and under floor heating.



Jack-and-Jill En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, shaver point and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a fully tiled, separate shower enclosure with a fitted Niagara shower and a glazed screen/door. Oak doors open to bedroom 4 and bedroom 5.



Shower Room

Having a side facing UPVC double glazed window, flush light point, extractor fan, one fully tiled wall, shaver point and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a fully tiled, separate shower enclosure with a Bristan fitted shower and a glazed screen.



Utility Room

With a side facing UPVC double glazed window, pendant light point and under floor heating. There is a range of fitted base and wall units, incorporating matching work surfaces, tiled splash backs and an inset 1.5 bowl Franke stainless steel sink with a chrome mixer tap. There is also space/provision for a washing machine and a tumble dryer.



Storage Room

34'9 x 14'5 (10.59m x 4.40m)

A versatile space, with Keylite roof windows, recessed lighting, exposed brick wall, central heating radiators, TV/aerial point, data access point, integrated speaker cabling and engineered timber flooring. Access can be gained to a loft space.





Master Bedroom
26'00 x 16'5 (7.92m x 5.00m)

An exceptionally spacious master bedroom with Keylite roof windows, recessed lighting, ceiling fan, central heating radiators, TV/aerial point, data access points and a raised platform feature. An oak door opens to the master en-suite and two openings give access to the master dressing room.



Bedroom 2
19'9 x 10'11 (6.03m x 3.34m)

A large double bedroom with Keylite roof windows, a pendant light point, central heating radiators (one with a decorative cover), TV/aerial point and data access points. There is a range of fitted furniture, incorporating long hanging, drawers and a desk with drawers. An oak door opens to the bedroom 2 en-suite.



Master En-Suite

A luxurious en-suite bathroom with a Keylite roof window, sun tunnels, recessed lighting, extractor fan, partially tiled walls, illuminated mirrored storage cabinet, chrome heated towel rail and tiled flooring. There is a Porcelanosa suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a granite work surface. Also having a freestanding bath, which stands on a raised platform and has a Porcelanosa chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 2 En-Suite

Having a Keylite roof window, flush light point, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white, which comprises a low-level WC and a wash hand basin with a Bristan chrome mixer tap, tiled splash back and storage beneath. To one corner, there is a fully tiled, separate shower enclosure with a fitted Grohe shower and a glazed screen/door.





29 Grangewood Road

Boasting a Large Rear Garden with a Superb Custom-Built, U-Shaped Seating Area

Bedroom 2 En-Suite

Having a Keylite roof window, flush light point, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white, which comprises a low-level WC and a wash hand basin with a Bristan chrome mixer tap, tiled splash back and storage beneath. To one corner, there is a fully tiled, separate shower enclosure with a fitted Grohe shower and a glazed screen/door.

Exterior and Gardens

From Grangewood Road, a driveway with stone pillars leads to number 29. To the front of the property, there is a large gravelled driveway providing parking for several vehicles with exterior lighting. Access can be gained to the main entrance door, secondary hallway and triple garage. The driveway wraps around to the right side of the property providing additional parking. A metal gate opens to the rear of the property.

To the rear, there is an extensive timber decked seating terrace with exterior lighting and post and rope fencing. Access can be gained to

bedroom 3, the lounge and the dining kitchen. The decking area features a large, custom-built u-shaped seating area with a gazebo and views over the garden.

A separate 8 foot sleeper table and bench set are also included. Three sets of steps lead down to the garden, which is mainly laid to lawn and incorporates mature trees, including an apple tree. The garden is enclosed by established planting and a metal gate at the bottom of the garden opens to an additional half acre (approx.) of land belonging to the property. From there, an adjacent additional 2 acres of land (approx.) is accessible, which is available by separate negotiation.

Land (Included)

The land extends to the bottom boundary of the plot and has mature trees.

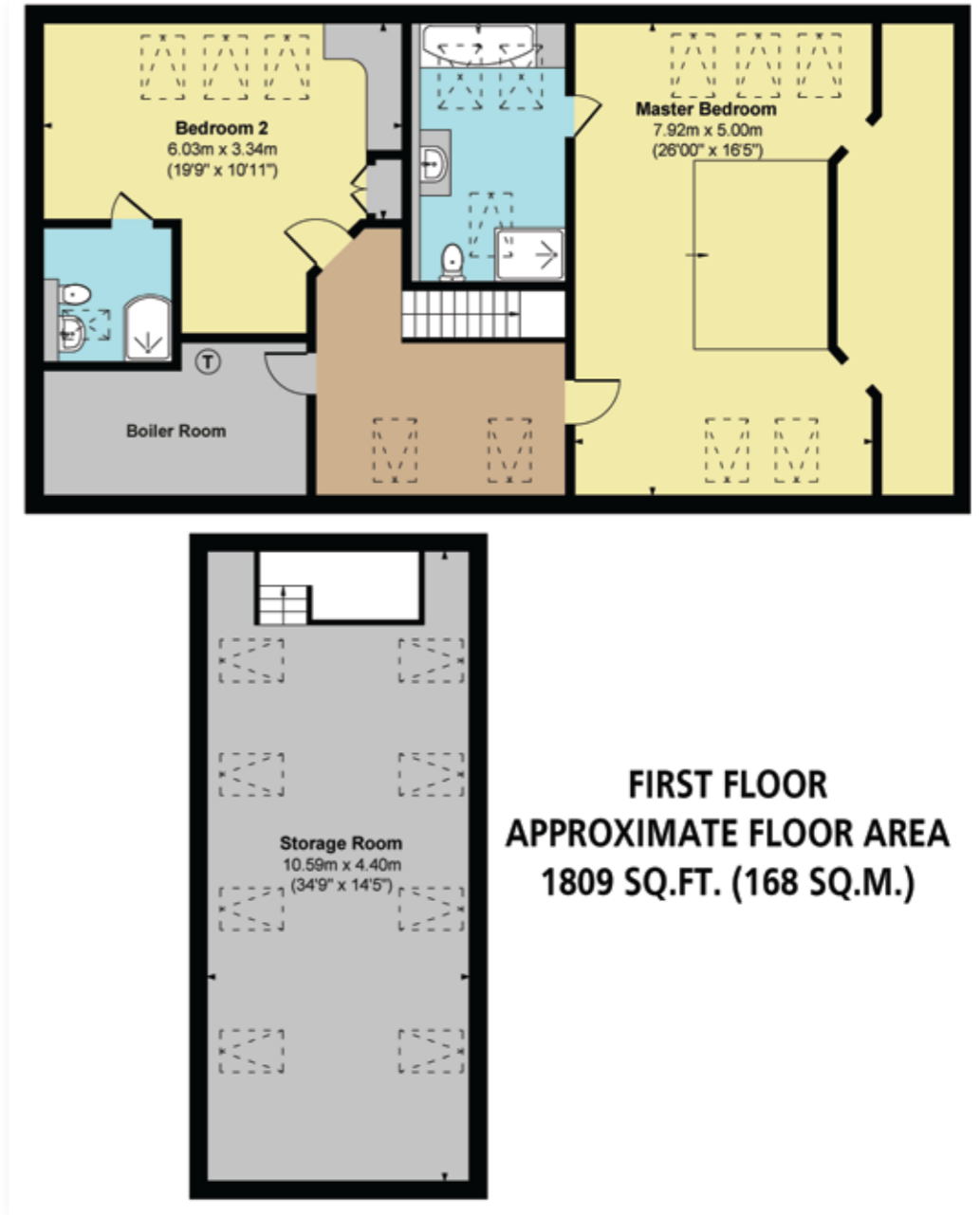
Additional Land

Available through separate negotiation is approximately 2 acres of land. This land is adjacent to the land that is included in the house sale.





**TOTAL APPROXIMATE FLOOR AREA
4433 SQ.FT. (411.7 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued



To the rear, there is an extensive timber decked seating terrace with exterior lighting and post and rope fencing. Access can be gained to bedroom 3, the lounge and the dining kitchen. The decking area features a large, custom-built u-shaped seating area with a gazebo and views over the garden. A separate 8 foot sleeper table and bench set are also included. Three sets of steps lead down to the garden, which is mainly laid to lawn and incorporates mature trees, including an apple tree. The garden is enclosed by established planting and a metal gate at the bottom of the garden opens to an additional half acre (approx.) of land belonging to the property. From there, an adjacent additional 2 acres of land (approx.) is accessible, which is available by separate negotiation.

A Wonderfully Peaceful
Enclosed Rear Garden





*Image for Illustration Purposes Only

-  = House and Included Land
-  = Additional Land Available Through Separate Negotiation



Land (Included)
The land extends to the bottom boundary of the plot and has mature trees.

Additional Land
Available through separate negotiation is approximately 2 acres of land. This land is adjacent to the land that is included in the house sale.

Approx Two Further Acres of
Land Available by Separate Negotiation



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric, mains water, mains gas and mains drainage. The broadband is ADSL but fibre is available in the area and the mobile signal quality is moderate. CAT6 cabling with ethernet access data points are also installed throughout the property.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is medium from surface water but very low from other means.

Rights of Access/Shared Access: 29 Grangewood Road owns the access driveway, but 27 Grangewood Road has a right of access over it to get to their property.

Other Information: Part of the property is within the Green Belt.

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.



29 Grangewood Road
Laughton-en-le-Morthen, Sheffield,
South Yorkshire S25 1ZE

Offers in the Region of £775,000