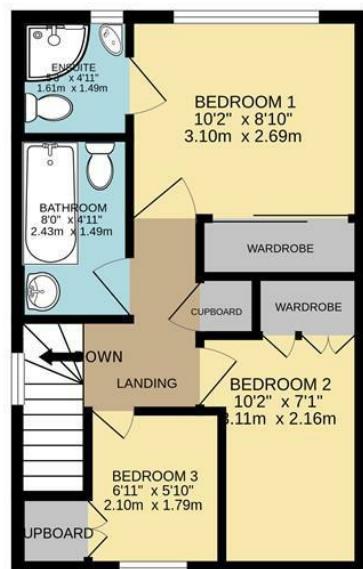


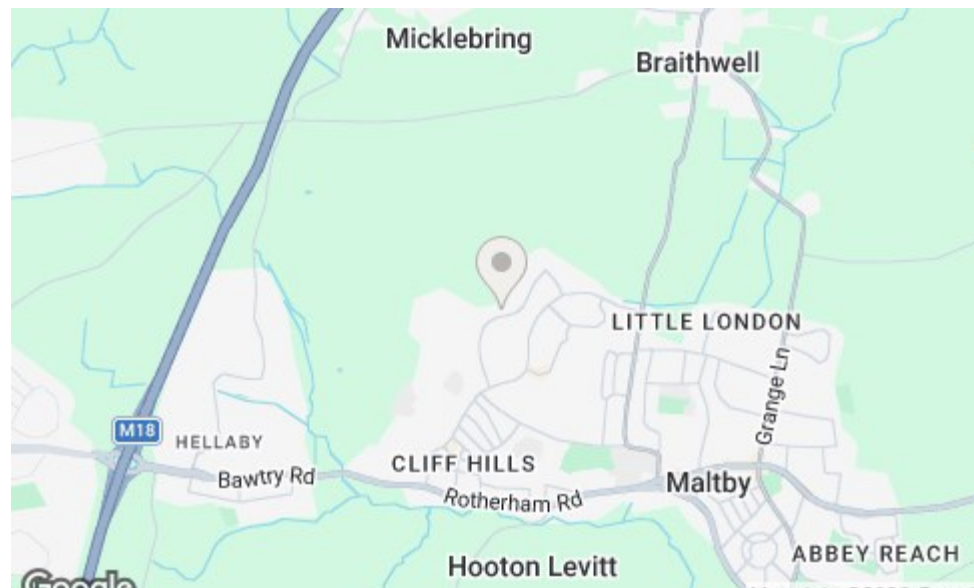
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.
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.



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**EADON
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& RIDDLE**
ESTD 1840



11, Spartan View, Rotherham, S66 8SA

Guide Price £240,000

11 Spartan View, Maltby, Rotherham,
S66 8SA

Description
Set back within a peaceful cul-de-sac in the heart of Maltby, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for families. Enjoying a quiet position with stunning rural views to the rear, the property combines the convenience of nearby amenities with the tranquillity of countryside surroundings.

To the centre of the property is a bright and welcoming kitchen, perfectly designed for modern family living. Flooded with natural light, this inviting space serves as the true heart of the home and provides a practical and sociable environment for everyday life. To the front of the property, the spacious lounge enjoys a pleasant outlook and features an attractive electric fireplace, creating a cosy and comfortable living area. To the rear, the conservatory provides additional flexible accommodation and is currently utilised as a dining room or second lounge. With direct access to the garden, it offers the perfect space to enjoy the surrounding views throughout the year.

The first floor offers three well-proportioned bedrooms, including a generous master bedroom complete with fitted wardrobes and a stylish ensuite shower room. The remaining two bedrooms are ideal for family members, guests, or a home office, and are served by a contemporary family bathroom.

The enclosed rear garden is a true highlight of the property, offering a secure and private outdoor environment with uninterrupted rural views that create a wonderful backdrop for outdoor dining, entertaining, or simply unwinding at the end of the day.

Perfectly positioned in the heart of Maltby, the property is within easy reach of local shops, supermarkets, cafes, and everyday amenities. Excellent schools are nearby, making it an ideal choice for families, while convenient motorway links provide superb access to Rotherham, Sheffield, Doncaster, and surrounding areas.

This is a wonderful opportunity to acquire a detached home in one of Maltby's most desirable residential locations, offering space, flexibility, and countryside views rarely available in such a convenient setting.

- Three bedroom well presented detached house
- Front facing formal lounge with electric fireplace
- Contemporary fitted kitchen with integrated appliances
- Bright garden room/conservatory overlooking the rear garden
- Convenient ground floor WC
- Master bedroom complete with ensuite and fitted wardrobes
- Two further bedrooms ideal for guests for home office
- Private rear garden with rural views.
- Private driveway and garage for additional storage
- Freehold/ Tax Band C

