



## 145 Robin Lane | Beighton | Sheffield | S20 1BE

£220,000

Bell & Co Estates are pleased to present this beautifully maintained three-bedroom semi-detached home nestled in Beighton. Perfect for families or first-time buyers looking for a property ready to move straight into, this home combines modern living with thoughtful design and a private, low-maintenance garden. Upon entry, you are welcomed into a bright entrance hallway, which leads to the spacious lounge, flooded with natural light from windows at both ends of the room. The modern fitted kitchen offers generous worktop surfaces, ample cupboard storage, and a practical dining area, making it perfect for family meals or entertaining. Additional features include an understairs cupboard for extra storage and a convenient WC with wash basin. Rear door access provides a seamless connection to the garden. Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom is complemented by fitted cupboards and wardrobes, and benefits from a private en-suite shower room with wash basin and WC. The remaining two bedrooms are both good-sized and versatile, ideal for family, guest, or office use. A modern family bathroom completes the first floor, featuring a bath, wash basin, and WC. Externally, the property offers excellent curb appeal with a driveway and a front grassed area. A side gate leads into the private rear garden, which is designed for both relaxation and functionality. Highlights include a decked area, pergola with integrated lighting, grassed lawn, and a large shed-perfect for storage, hobbies, or gardening equipment.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)  
[info@bellcoestates.com](mailto:info@bellcoestates.com)  
03333 580590

|   |  |   |  |
|---|--|---|--|
| 145, Robin Lane<br>Beighton<br>SHEFFIELD<br>S20 1BE |  | Energy rating<br><b>D</b>                             |  |
| Valid until<br><b>19 June 2027</b>                  |  | Certificate number<br><b>8453-7126-1440-4640-2922</b> |  |
| Property type                                       |  | Semi-detached house                                   |  |
| Total floor area                                    |  | 75 square metres                                      |  |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements