



16 Lodge Lane | Dinnington | Sheffield | S25 2DR

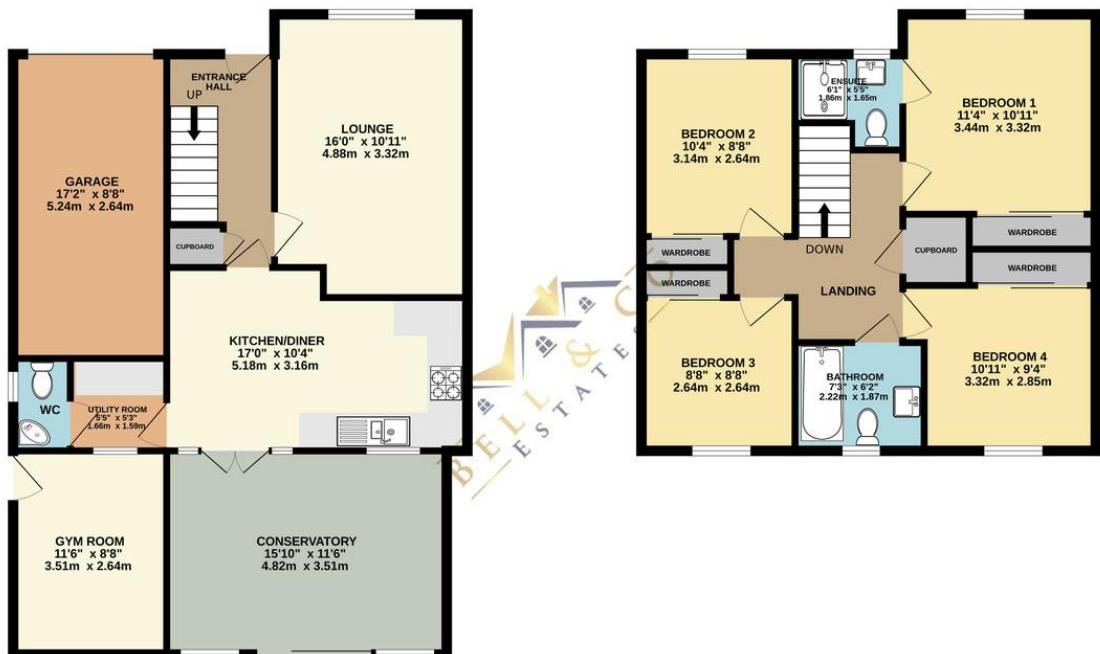
Guide Price £300,000 to £325,000

Bell & Co Estates are delighted to present this modern four-bedroom detached family home, offering spacious and versatile living accommodation throughout – the perfect choice for a growing family. At an incredible price, this property represents fantastic value for money. The vendors are motivated to sell quickly, having already found their dream home, so this is a brilliant opportunity not to be missed! Step inside via the welcoming entrance hall, which leads to a bright and airy lounge – ideal for both relaxing evenings and entertaining guests. The heart of the home is the generous kitchen/diner, designed with family living in mind, which flows seamlessly into the conservatory overlooking the garden – a wonderful spot to unwind. The ground floor also offers a versatile gym room/home office, a practical utility room, a convenient downstairs WC, and internal access to the integral garage. Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Each bedroom comes complete with built-in wardrobes, providing excellent storage. Externally, the home offers driveway parking, an integral garage, and a private, enclosed rear garden that is mainly laid to lawn – the perfect blank canvas to make your own. This property offers the ideal balance of space, flexibility, and modern family living. Perfectly positioned close to local amenities, schools, and transport links, it's in a highly convenient location.



GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq ft. (137.6 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.

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16 Lodge Lane
Dinnington
ROtherham
S25 2DR

Energy rating

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Valid until	Certificate number
27 November 2033	9360-3958-2390-2627-1255

Property type

Detached house

Total floor area

103 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 and 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.