



**Lightwood Road, Marsh Lane**  
Sheffield

Offers in the Region of  
**£240,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

Nestled in the picturesque semi-rural village of Marsh Lane, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern comfort and countryside charm. Boasting spacious accommodation and stunning views, this property is ideal for families or professionals seeking a peaceful retreat with excellent transport links. Property Ref RB0377.

- Spacious semi detached home
- Three bedrooms
- Garage and double driveway
- Garden Office/store
- Generous garden
- Semi rural location
- Ideal family home
- Utility and downstairs WC
- Viewing advised
- Property Ref RB0377





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Upon entering, a welcoming hallway leads to a bright and airy lounge, perfect for relaxation. The heart of the home is the impressive dining kitchen, complete with an island unit and doors opening onto the rear garden—ideal for entertaining. A separate utility room, downstairs WC, and integral garage add practicality and convenience.

Upstairs, three generously sized bedrooms provide ample space, while the family bathroom completes the first floor.

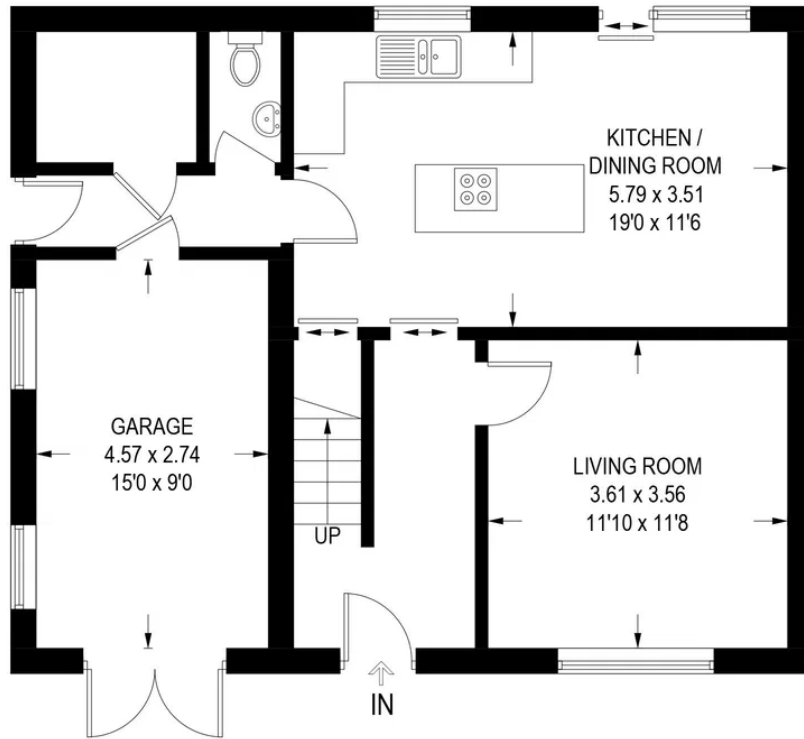
Externally, the property benefits from a generous driveway and an integral garage to the front. To the rear, a spacious lawned garden offers a tranquil outdoor haven, complemented by a brick-built office/outbuilding—ideal for home working or additional storage.

Situated in a sought-after village location, this home enjoys scenic countryside views, charming local pubs, and beautiful walking trails. Despite its rural feel, it offers easy access to Sheffield, Chesterfield, and the M1 motorway, making it a perfect balance of countryside living with city convenience. Property ref RB0377

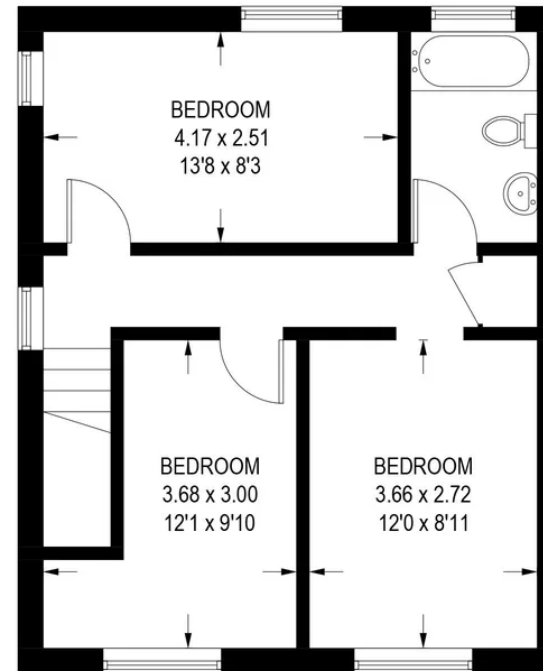




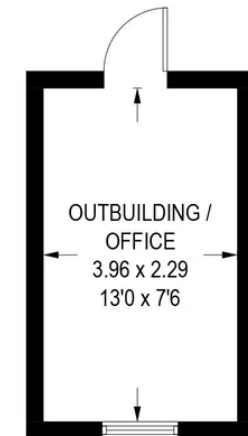
APPROXIMATE GROSS INTERNAL AREA = 108.2 SQ M / 1165 SQ FT  
(INCLUDING GARAGE)  
OUTBUILDING / OFFICE = 9.1 SQ M / 98 SQ FT  
TOTAL = 117.3 SQ M / 1263 SQ FT



**GROUND FLOOR**  
**65.5 SQ M / 705 SQ FT**



**FIRST FLOOR**  
**42.7 SQ M / 460 SQ FT**

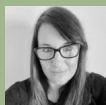


(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(01/09/2025)

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