



## 51A KIVETON LANE SHEFFIELD, S26 1HJ

**£590,000**  
**FREEHOLD**

Guide Price £590,000 - £610,00

This charming detached barn conversion has been fully renovated by the current owner and offers stylish, well-appointed accommodation throughout. Ideally situated with excellent access to the motorway network, the property also benefits from parking for two vehicles. The welcoming entrance hall is enhanced by a skylight, flooding the space with natural light, while a feature wooden staircase leads to the first floor. The impressive lounge/dining room provides an ideal space for relaxing and entertaining, featuring burnt hardwood flooring and a striking Odin wood-burning stove. The well-equipped kitchen offers a comprehensive range of wall and base units with integrated appliances, including a Neff double oven, Neff dishwasher, fridge freezer, and washer/dryer. The accommodation comprises three spacious bedrooms. Two bedrooms are located on the ground floor, one of which benefits from an en-suite shower room and another with fitted wardrobes. A modern family bathroom serves the ground floor and features a large walk-in shower. The first-floor principal bedroom enjoys skylight windows, ceiling spotlights, and a contemporary en-suite bathroom, creating a private and peaceful retreat.

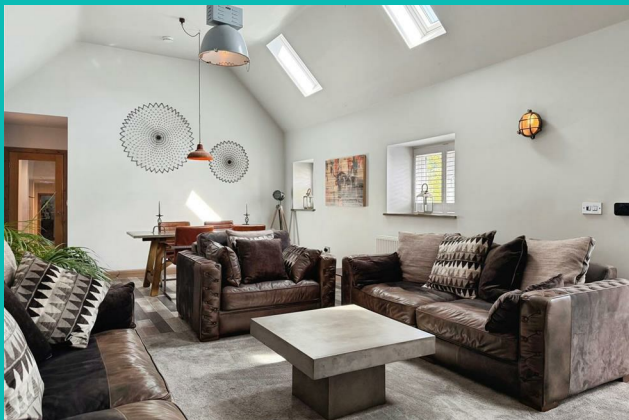
Additional benefits include shutters fitted to all windows and a security alarm system. Outside, the attractive cottage-style garden features mature trees and established planting, together with patio areas that provide the perfect setting for outdoor dining and entertaining.

**Kendra  
Jacob**

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# 51A KIVETON LANE

- Guide Price £590,000 - £610,000 • Fully Renovated
- Detached Barn Conversion • Parking For Two Vehicles • Cottage Style Garden • Superb Lounge Diner With Odin Log Burner • Three Bedrooms, Two Having En Suites • Alarm System/Perfect Location • Close To The Motorway Network • School Catchment • BOOK A VIEWING NOW - DO NOT MISS OUT



## GROUND FLOOR

### Entrance Hall

A composite door leads into the spacious entrance hall. Having hardwood flooring, storage cupboard and stairs rising to the first floor and master bedroom. Central heating radiator. Skylight window allowing extra natural light.

### Lounge Diner

This superb lounge diner is simply stunning. Having Odin wood burning stove, two windows having deep sills and shutters, exposed feature brickwork to one wall, burnt hardwood flooring and partially carpeted. There are patio doors which open onto the cottage style garden. Central heating radiator and three skylight windows allowing in natural light.

### Kitchen

Fitted with a range of wall and base units with complimentary work surfaces. This good sized kitchen is fully tiled, having Neff double oven, Neff dish washer and integrated fridge freezer and washer/dryer.. There is a double sink unit with tap and two windows again allowing extra natural light and fitted with shutters. There is a sliding glass door and burnt hardwood flooring. Vertical radiator.

### Family Bathroom

This large family bathroom briefly comprises of walk in shower with two shower heads, vanity wash hand basin and low flush WC. The bathroom is fully tiled, window with shutter, panelled bath with mixer tap and heated towel rail.

### Bedroom Two

With two windows both having shutters and central heating radiator. A door leads into the en suite.

### En Suite

Large en suite briefly comprising of shower cubicle, vanity wash hand basin and low flush WC. Fully tiled. Spot lights to the ceiling and heated towel rail.

### Bedroom Three

With window having shutters, central heating radiator and fitted wardrobes.

## FIRST FLOOR

Stairs rise to the first floor landing. There is access to the loft space. Burnt hardwood flooring.

### Master Bedroom

This bedroom must be viewed to see the space and light and airy this bedroom is. There are two skylight windows again allowing, two central heating radiators and spot lights to the ceiling,

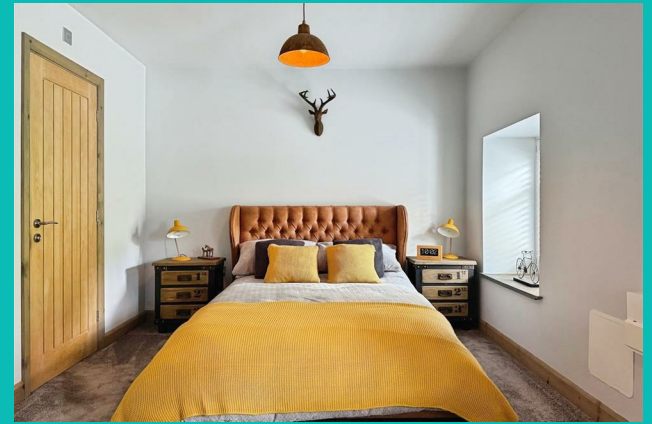
### En Suite

With shower cubicle with rain shower, vanity wash hand basin and low flush WC. Skylight window and spot lights to the ceiling. Fully tiled.

### Outside

To the front of the property is a driveway providing off road parking for two vehicles. There is a gate which then leads to the good sized cottage style garden. There are a range of plants, shrubs and trees and patio areas perfect for entertaining. There is a lawned area of garden too.

## 51A KIVETON LANE





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## ADDITIONAL INFORMATION

**Local Authority** – Rotherham Borough Council

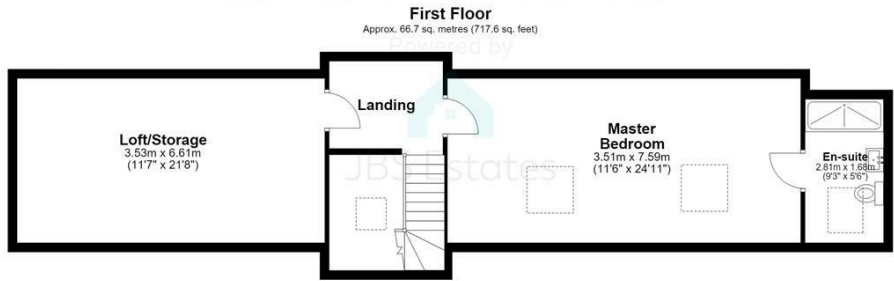
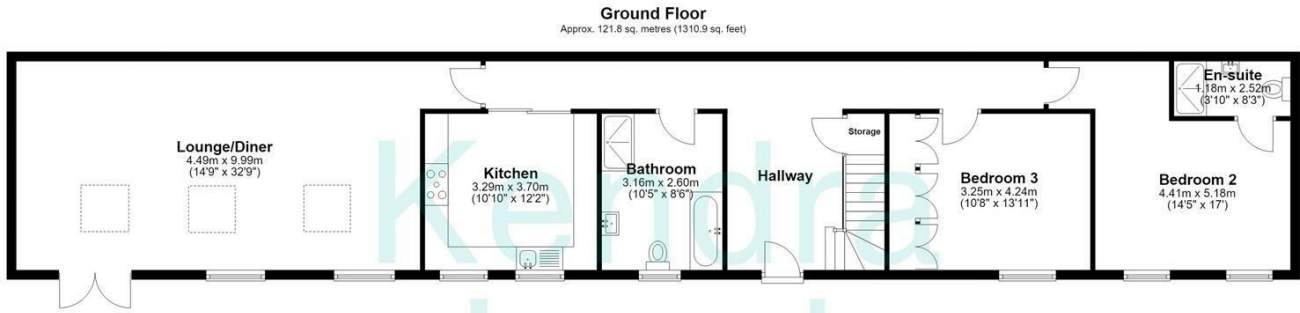
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2028.40 sq ft

**Tenure** – Freehold





Total area: approx. 188.4 sq. metres (2028.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 81                         | 86        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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