

Marketing Preview



21 Ruby Lane, Mosborough, Sheffield, S20 5FH

£330,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



Deceptively spacious three-bedroom detached home on a new development built in 2017. The property features two reception rooms, a downstairs WC, garage, and off-road parking. There are three double bedrooms, including a master with en-suite, and a sizeable garden backing onto playing fields. Located on a desirable estate with a choice of local schools nearby. Road links to Sheffield, Chesterfield and the M1 Motorway Perfect family home!

SUMMARY

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Welcoming hallway leading to a lounge with a bay window to the front of the house. Spacious kitchen diner to the rear with access to the garden, and a convenient downstairs WC.

A master bedroom to the front with a stylish en-suite shower room. Second large double bedroom and third double bedroom to the rear, along with a modern family bathroom complete with a bath, floating wash basin and WC.

The front of the property offers off-road parking for one car and a garage with power and lighting. The rear features a good-sized enclosed garden with a large patio, lawn, fencing, shrubbery, and plants, providing a private and not overlooked outdoor space.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL
- COMMUNAL CHARGE FOR THE ESTATE - TWICE YEARLY AT AROUND £80 (£160PA)

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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