

Marketing Preview



11 Lindholme Gardens, Owlthorpe, Sheffield, S20 6TD
£300,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £300,000 - £310,000** CHAIN FREE!!** Don't miss your opportunity to purchase this well presented four bedroom detached property, situated in a popular residential area. Having newly fitted windows and doors (May 2022), downstairs WC and two reception rooms. Also offering off road parking, garage and good sized rear garden. The property is well positioned for fantastic local amenities including Crystal Peaks Shopping Centre and Drakehouse Retail Park. Within close proximity to main transport links and local schools. Ideal family home!!

SUMMARY

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HALLWAY

Enter through composite door into spacious hallway with ceiling light and radiator. Stairs to first floor landing and doors to lounge, kitchen and downstairs WC.

LOUNGE 14'11" x 11'9"

A bright lounge with carpet flooring, neutral decor and wall mounted gas fire. Ceiling light, radiator and bay window with seating.

KITCHEN 15'2" x 8'3"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap. Double oven, hob and extractor fan. Under counter space for washing machine, dishwasher and space for freestanding American fridge/freezer. Spot lighting, vertical radiator and tiled flooring. Door onto rear garden.

DOWNSTAIRS WC 7'4" x 2'10"

Comprising of close coupled WC and sink. ceiling light, radiator and obscure glass window. Neutral decor and tiled flooring.

DINING ROOM 12'10" x 9'5"

Great extra living space with laminate flooring and neutral decor. Ceiling light, radiator and patio doors onto rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and window. Doors to four bedrooms and bathroom.

BEDROOM ONE 13'7" x 9'0"

A good sized double bedroom with wallpapered wall, carpet flooring and fitted wardrobe. Spot lighting, radiator and window with great views.

BEDROOM TWO 13'5" x 9'0"

A second generous sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM THREE 10'5" x 9'1"

A third double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BEDROOM FOUR 10'2" x 9'1"

A good sized forth bedroom with carpet flooring and neutral decor. ceiling light, radiator and window to the front.

BATHROOM 7'6" x 5'9"

A modern bathroom comprising of bath with plumbed in shower with shower screen, sink and close coupled WC. Spot lighting, tiled walls and vinyl flooring.

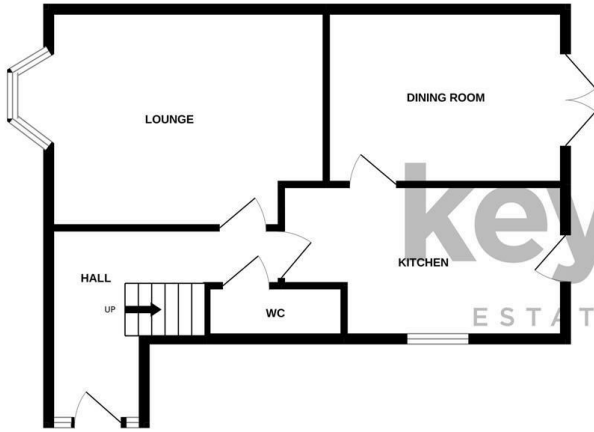
OUTSIDE

To the front of the property is a block paved driveway for three cars, lawn to the side and outside tap and lighting. To the rear of the property is a block paved patio and steps to artificial grass area. Outside lighting, generous sized outbuilding with power and lighting and garage with further power and lighting.

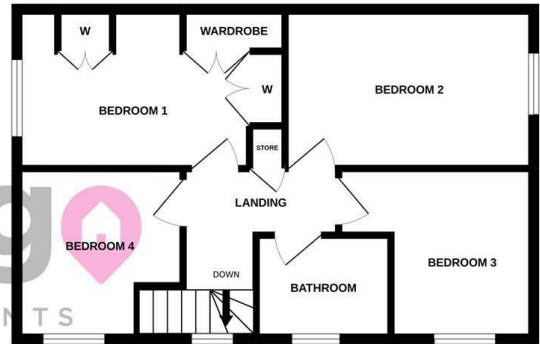
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- FULLY UPVC DOUBLE GLAZED (BRAND NEW MAY 2022)
- COUNCIL TAX BAND C

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

