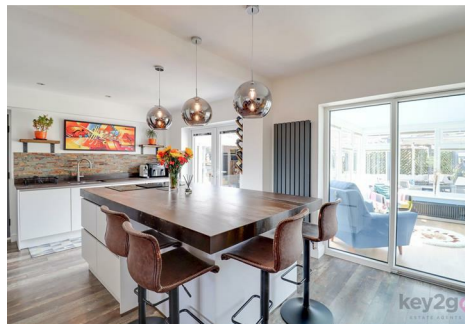


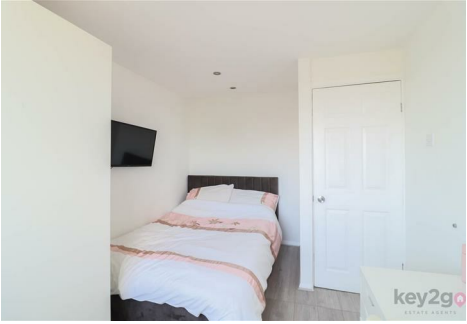
Marketing Preview



18 Leadbeater Drive, Sheffield, S12 2WA

£425,000

Bedrooms 5, Bathrooms 2, Reception Rooms 3



A rare opportunity to purchase this beautifully presented throughout, five bedroom detached property which is tastefully extended. Offering an open plan kitchen/living, conservatory and stylish bathroom. Also having off road parking and a generous sized and well presented rear garden. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

SUMMARY

A rare opportunity to purchase this beautifully presented throughout, five bedroom detached property which is tastefully extended. Offering an open plan kitchen/living, conservatory and stylish bathroom. Also having off road parking and a generous sized and well presented rear garden. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

PORCH

Enter via a uPVC door into the porch with neutral decor, vinyl flooring and a ceiling light. Door to the hallway.

HALLWAY

A welcoming and spacious hallway with neutral decor and vinyl flooring. Ceiling light, radiator and the stair rise to the first floor. Doors to the downstairs WC and kitchen/diner/lounge.

DOWNSTAIRS WC 6'3" x 3'3"

A modern and stylish downstairs WC having a storage unit with the WC and sink. Ceiling light, radiator and obscure glass window. Neutral decor and vinyl flooring.

KITCHEN/DINING/LIVING 21'9" x 21'3"

An open plan, modern and stylish living space fitted with ample wall and base units, Dekton Trilium worktops and slate effect tiled splash back. Neff hide and slide oven, microwave, induction hob and built in extractor fan. One and a half sink with a Quooker hot water tap. Integrated dishwasher and space for a full height American fridge/freezer. Large island with space for seating. Neutral decor, laminate flooring and a storage cupboard. Spotlighting, tall radiator and window. Double doors to the rear, sliding doors to the conservatory and door to the gym/snug.

CONSERVATORY 10'0" x 12'5"

A bright and spacious extra living space with a ceiling light, radiator and laminate flooring. Solid roof, windows to all 3 sides and a door to the rear.

GYM/SNUG 9'11" x 30'1"

Having spotlighting, four ceiling lights, three radiators and double sliding doors to the rear. Neutral decor, laminate flooring and a feature painted wall. Door to bedroom five.

BEDROOM FIVE 7'10" x 12'7"

A double bedroom with neutral decor, a feature painted wall and laminate flooring. Spotlighting, radiator and bay window to the front.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, access to the loft and a large storage cupboard currently housing the washing machine and tumble dryer.

BEDROOM ONE 11'11" x 12'0"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 9'4" x 8'11"

A generous sized ensuite having a large walk in shower cubicle, large sink unit with storage, bidet and a WC. Spotlighting, radiator and window. Tiled walls and tiled flooring.

BEDROOM TWO 11'11" x 9'3"

A double bedroom with neutral decor and laminate flooring with under floor heating. Ceiling light and window.

BEDROOM THREE 8'11" x 12'9"

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

BEDROOM FOUR 8'10" x 8'0"

A generous sized single/small double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

BATHROOM 9'3" x 5'5"

A modern and stylish bathroom having a bath with an overhead rainfall and handheld shower, close coupled WC and a large sink with storage. Spotlighting, radiator and obscure glass window. Part tiled/part painted walls and laminate flooring.

OUTSIDE

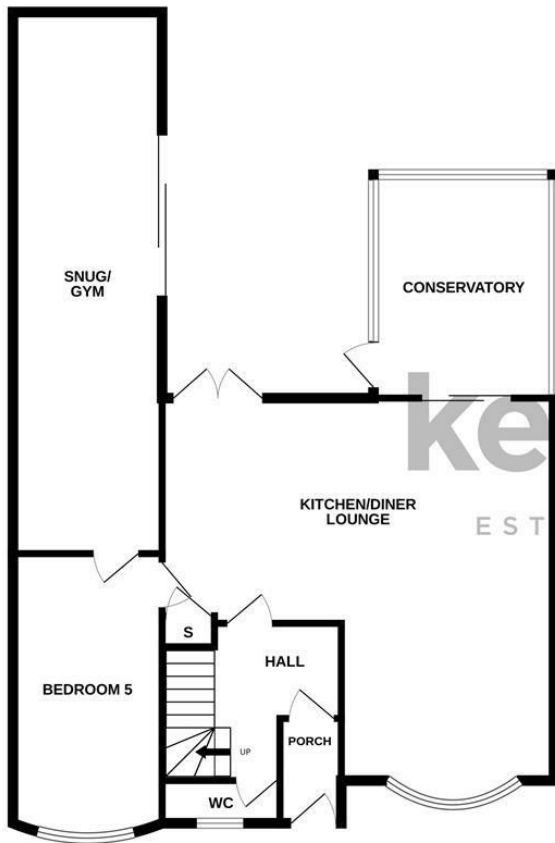
To the front of the property is a wall, shrubbery and off road parking.

To the rear of the property is an enclosed and low maintenance garden with fencing to the boundaries and a patio with steps to the artificial grass area.

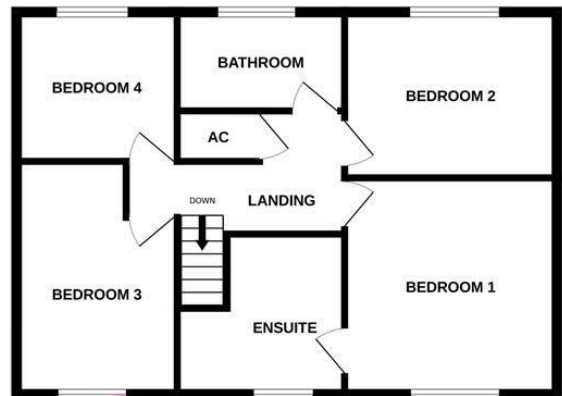
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL
- ALARMED AND FOUR CAMERAS
- ELECTRIC CAR CHARGING POINT

GROUND FLOOR



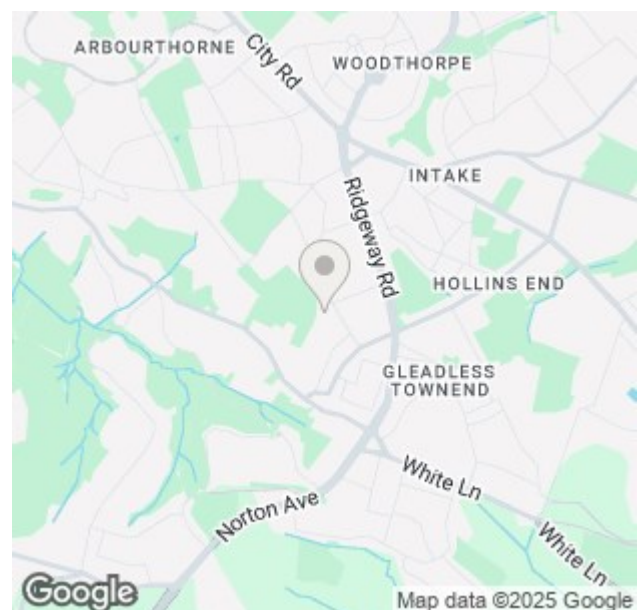
1ST FLOOR



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	82	84
(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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