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Grangewood Road, Laughton-en-le-Morthern, Sheffield, S25 1ZE  
Guide Price £250,000 - £265,000



Located on this popular roadway a beautiful 2 double bedroom detached bungalow. The property is well maintained and well presented throughout making it 'ready to move into'. It has gas central heating, pvc double glazing and briefly comprises: Spacious 'L' shaped open plan lounge and dining room, immaculate fully fitted kitchen with integrated appliances, inner hall, 2 double bedrooms, the main bedroom has an en-suite shower room off, both have fitted wardrobes and there is a separate bathroom. Outside are manageable lawned gardens, ample driveway parking, carport and a detached garage with an attached conservatory. Laughton is a popular village with easy access to both open countryside and major motorway links.

**ACCOMMODATION**

A composite type double glazed door leads into the property's kitchen.

**MODERN FITTED KITCHEN**

**15'0" x 9'10" (4.57m x 3.00m)**

This is all beautifully finished with a range of modern high and low level units finished in a modern coloured cabinet door with a contrasting marble effect work surface and upstand. There is a 1 1/2 bowl composite style sink with a central mixer tap, a host of integrated appliances to include a four ring ceramic hob, an extractor hood, an integrated oven plus and combination microwave, an integrated fridge freezer plus space for an under mounted washing machine and tumble dryer, with appropriate plumbing laid on. There is a tiled floor covering, a central heating radiator, inset spotlighting to the ceiling, a PVC double glazed window and a door to a large open plan 'L' shaped living dining room.

**'L' SHAPED OPEN PLAN LOUNGE & DINING ROOM**

**23'6" max x 19'0" max (7.16m max x 5.79m max)**

This is probably better demonstrated by the floorplan and photographs, there is a broad PVC double glazed bay window to the front and a further PVC double glazed window to the side. There are two central heating radiator, two ceiling lights, coving to the ceiling and within the lounge area there is a feature living flame gas fire set into a period style fireplace.

**INNER HALL**

A door from the kitchen continues to the inner hall where there is an access point into the loft space and two tall built in cupboards, one housing the hot water cylinder.

**BEDROOM 1**

**10'10" x 10'2" (3.30m x 3.10m)**

A large double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a range of fitted bedroom furniture concealing a deep bed recess with light, matching wardrobes and double doors from here open into an en-suite shower room.

**EN SUITE SHOWER ROOM**

This is all smartly finished with a modern suite comprising of a shower enclosure with a mains plumbed thermostatic shower, a wash basin inset to a vanity unit and a low flush W/C. There is tiling to the shower area and splashbacks, a central heating radiator, vinyl flooring, an extractor fan, inset spotlighting to the ceiling and a pvc double glazed door.

**BEDROOM 2**

**10'3" x 10'3" (3.12m x 3.12m)**

A good sized second double bedroom, it has a broad PVC double glazed window with an outlook to the rear, a central heating radiator, built in wardrobes set into the recess and a central ceiling light.

**SHOWER ROOM**

This is fitted with a modern shower arrangement, it has a corner shower enclosure with modern waterproof walling including a thermostatic shower, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the walls, coordinating floor tiles, a central heating radiator, two PVC double glazed windows to the side elevations and an extractor fan.

**OUTSIDE**

To the front of the property, there is a pretty lawned garden, a side driveway providing parking and access to the car port and garage.

**GARAGE**

**19'3" x 10'0" (5.87m x 3.05m)**

With a new up and over door, power and light laid on. Attached to the garage is a large conservatory.

**CONSERVATORY**

**14'9" x 8'11" (4.50m x 2.72m)**

Approximately 14'0" x 8'0", it has PVC double glazing, power and light laid on and double doors to the side elevation.

**REAR GARDEN**

To the rear of the property, there is a good sized garden, it should be noted there are only allotments directly behind the property therefore making it a lot more private. It is principally lawned with shaped flower beds including a raised stone bed, there is a paved patio and a further patio to the rear end, a useful timber storage shed.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

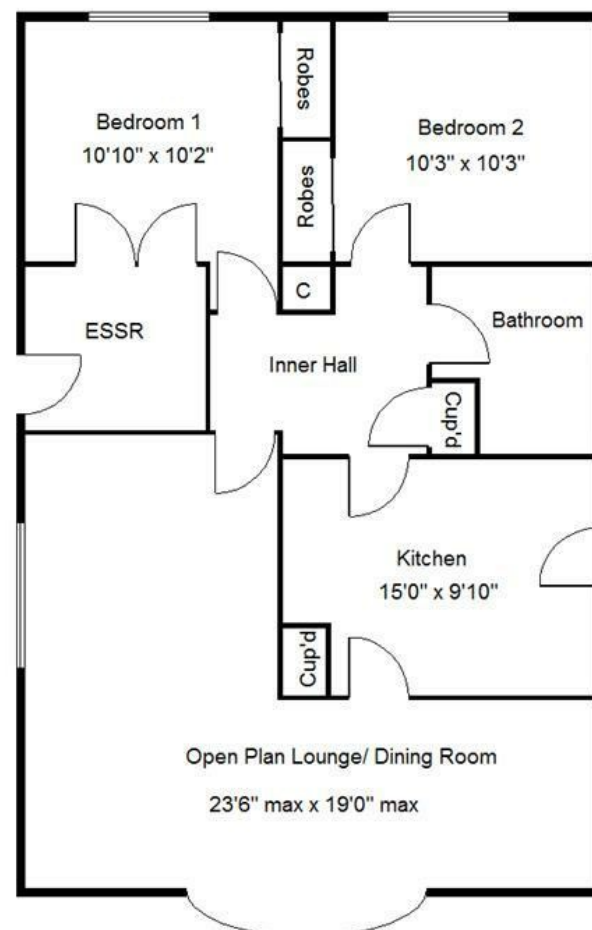
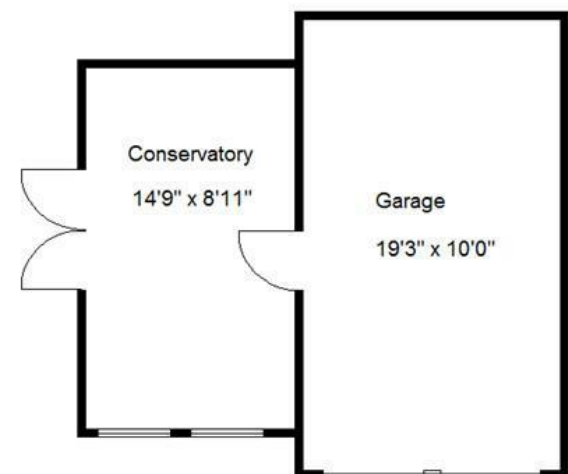
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	