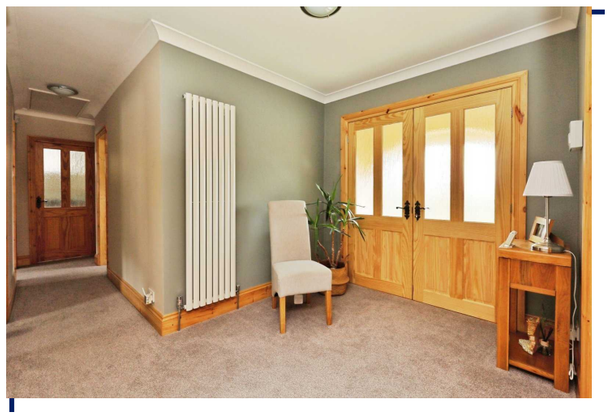




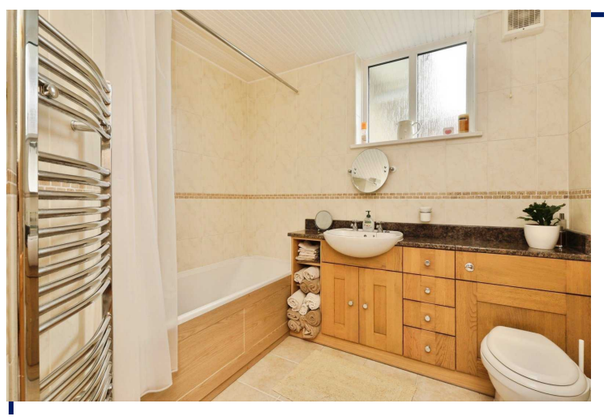












Dell Cottage, Ladyfield Road,
Kiveton Park Station, Sheffield,
South Yorkshire, S26

Asking Price: £490,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Dell Cottage, Ladyfield Road, Kiveton Park Station, Sheffield, South Yorkshire, S26

Council Tax Band: E
EPC Rating: C

Move straight into this immaculate four bedroom detached bungalow situated in a semi rural village location with views of open fields to the front. With modern, spacious accommodation and a peaceful location this property is a forever home and warrants an in person viewing.

Porch
Front facing double glazed French doors providing access to the property and tiled flooring.

Entrance Hall
Fitted carpet and central heating radiator.

Living Room
20'3" x 14'11" (6.17m x 4.55m)
Generous sized and beautifully decorated reception room with fitted carpet, two modern central heating radiators, fantastic multi-fuel log burner, side and rear facing double glazed window providing a flood of natural light.

Kitchen Dining Room
16'9" x 13'9" (5.1m x 4.2m)
Modern kitchen dining room briefly comprising; a range of matching eye level and base units, worktop with upstands, inset sink and a half with drainer and mixer tap, integrated double electric oven, gas hob with cooker hood over and glass splashback behind, integrated dishwasher and fridge freezer, dining space, modern central heating radiator, cushion floor covering and front facing double glazed window.

Utility Room
9'5" x 8'7" (2.87m x 2.62m)
Briefly comprising; space for a washing machine, worktop with inset sink and drainer with mixer tap, base units, cushion flooring, central heating radiator, side facing double glazed window and rear facing composite door providing access to the garden.

Master Bedroom
16'11" x 8' (5.16m x 2.44m)
Generous sized master bedroom with fitted carpet, central heating radiator and rear facing double glazed window.

Bedroom Two
12'4" x 10' (3.76m x 3.05m)
Fitted carpet, central heating radiator, front and rear facing double glazed windows.

Bedroom Three
9'10" x 9'4" (3m x 2.84m)
Fitted carpet, central heating radiator and front facing double glazed window.

Bedroom Four/Dining Room
9'8" x 8'8" (2.95m x 2.64m)
Fitted carpet, central heating radiator and front facing double glazed window.

Bathroom
8'4" x 7'5" (2.54m x 2.26m)
Briefly comprising; panelled bath with electric shower over, wash hand basin and W.C within a vanity unit, heated towel rail, tiled walls, tiled flooring and side facing double glazed obscure window.

Detached Garage
21'2" x 15'9" (6.45m x 4.8m)
Double detached garage for storage with up and over door, electric car charging point, lighting, electric sockets and side facing door.

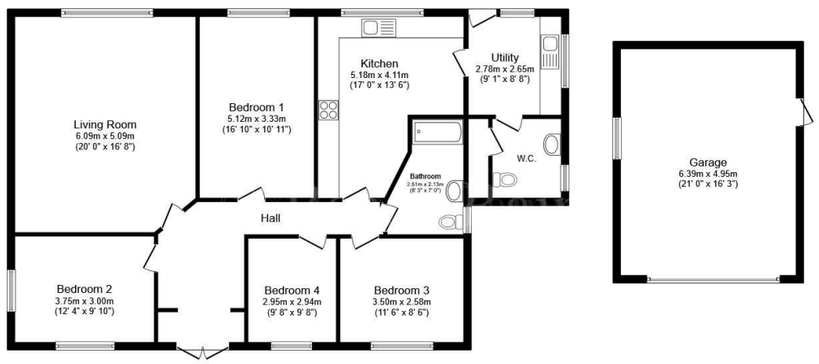
External
To the front of the property is a driveway providing off street parking and beautifully maintained generous sized lawned garden. To the rear of the property is a low maintenance garden with patio area for garden furniture, garage and shed for storage.

Please be advised that this price reflects the garden to left hand side of the property being sold separately, therefore a new driveway will be added to the right hand side of the bungalow.

Agents Notes
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For full EPC please contact the branch.



Floor Plan **Garage**

Total floor area 162.0 sq.m. (1,744 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk