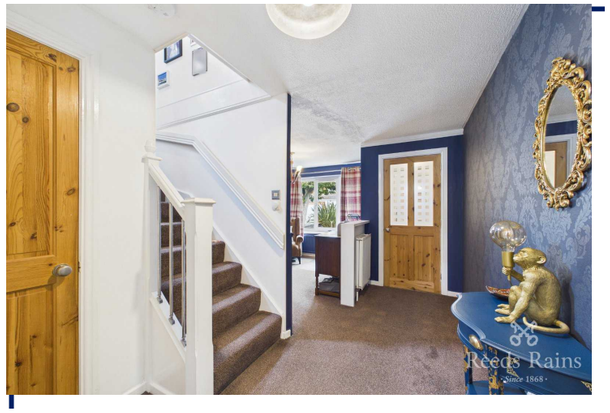
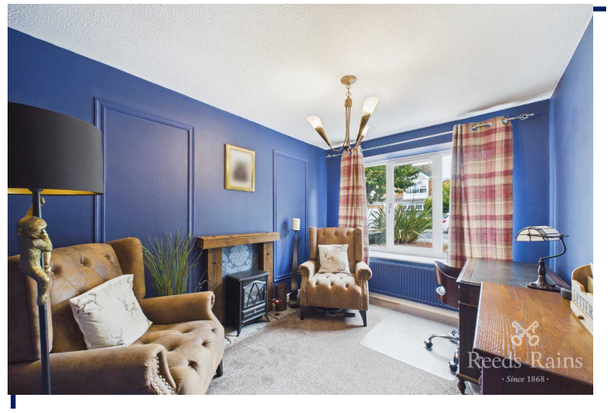
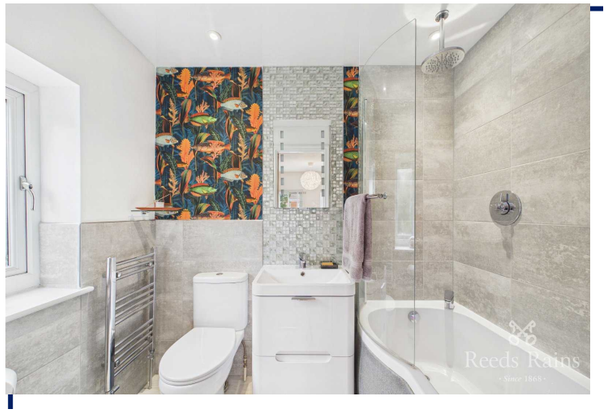




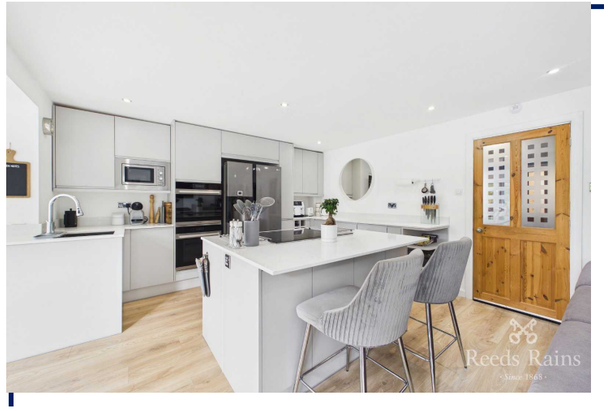












Limelands Road, Dinnington,
Sheffield, South Yorkshire, S25

Asking Price: £340,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Limelands Road, Dinnington, Sheffield, South Yorkshire, S25

Asking Price: £340,000 Freehold

Council Tax Band: D
EPC Rating: C

Looking for more space for the family? Take a look at this immaculate and effectively extended four-bedroom detached home, occupying a particularly favourable position within the development. The impressive kitchen living area is a real highlight, offering a fantastic space for modern family life. Viewing is essential to fully appreciate what this home has to offer.

Porch
A front-facing uPVC door provides access to the property, with laminate flooring and a further internal door leading into the hallway/lounge.

Living Room
11'1" x 8'5" (3.38m x 2.57m)
A beautifully decorated lounge featuring fitted carpet, a central heating radiator, attractive feature wall panelling and a front-facing double glazed window.

Cloakroom
A convenient ground floor W.C. with a wash hand basin set within a vanity unit, chrome heated towel rail, half-tiled walls with chrome detailing, vinyl flooring and a side-facing double glazed obscure window.

Kitchen and Living Area
21'7" x 13'5" (6.58m x 4.1m)
Truly the heart of the home, this stunning open-plan kitchen living area provides a fantastic space for both family life and entertaining. The kitchen is fitted with an extensive range of modern wall and base units, complemented by beautiful Quartz work surfaces and matching upstands. There is an inset sink with mixer tap and drainer incorporated into the work surface, while the central island provides further storage and features a Quartz worktop extending into a useful breakfast bar, along with an induction hob and pop-up extractor fan. The kitchen is further equipped with two integrated electric ovens and an integrated microwave, with space for an American-style fridge freezer.

The living area is a lovely open space, featuring bay-style bi-folding doors providing direct access to the rear garden. The room further benefits from laminate flooring throughout, a vertical central heating radiator and ceiling spotlights, with an opening providing access into the adjoining dining room.

Dining Room
9'7" x 7'7" (2.92m x 2.3m)
A fabulous addition to the property is this beautifully bright and airy extended dining room, creating a fantastic further reception space. Open plan to the kitchen, the room features laminate flooring, a central heating radiator and two sets of bi-folding doors providing direct access to the rear garden.

Landing
Fitted carpet, a central heating radiator, access to the loft and a side-facing double glazed window.

Master Bedroom
12' x 10'4" (3.66m x 3.15m)
A well-presented master bedroom with laminate flooring, a central heating radiator, two built-in wardrobes, access to the en suite bathroom and a front-facing double glazed window.

En Suite Bathroom
7'4" x 5'5" (2.24m x 1.65m)
A modern en suite bathroom featuring a panelled bath with mains-fed waterfall shower over, glass shower screen, wash hand basin with vanity unit, low-flush W.C., chrome heated towel rail, partial splashback tiling, extractor fan, ceiling spotlights, vinyl flooring and a side-facing double glazed obscure window.

Bedroom Two
10'11" x 10'2" (3.33m x 3.1m)
A further double bedroom with laminate flooring, a central heating radiator and a rear-facing double glazed window.

Bedroom Three
10'6" x 10' (3.2m x 3.05m)
A double bedroom with laminate flooring, a central heating radiator and a rear-facing double glazed window.

Bedroom Four
9'4" x 8'11" (2.84m x 2.72m)
Currently used as an office, with laminate flooring, a central heating radiator and two front-facing double glazed windows.

Family Bathroom
7'10" x 5'3" (2.4m x 1.6m)
Modern family bathroom featuring a freestanding bath with shower head, wash hand basin with vanity unit below, low-flush W.C., chrome heated towel rail, partially tiled walls with chrome detailing, vinyl flooring and a side-facing double glazed obscure window.

Garage
18'7" x 8'2" (5.66m x 2.5m)
Integral garage with an up-and-over door, lighting, electric sockets, wall-mounted boiler and a side-facing door providing access to the entrance hall.

Exterior
To the front of the property is a spacious block-paved driveway providing ample off-street parking for multiple vehicles, with gated side access leading to the rear garden.

To the rear is a lovely private and enclosed garden, enjoying a pleasant position with no direct overlooking. The garden is thoughtfully laid out with a lawned area, barked sections planted with mature shrubs and a pebbled area featuring a striking brick-built outdoor cooking oven with chimney. A decked area provides the perfect space for outdoor seating and entertaining, with outside electrics also provided. The garden is enclosed by a combination of modern composite and timber fencing, making this a fantastic family-friendly outdoor space.



For full EPC please contact the branch.



Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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