



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS

65 Snaithing Lane, Ranmoor, S10 3LF

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A significantly extended family home with a larger than average south facing garden located in this very desirable part of S10. This lovely property has a wealth of accommodation laid out over two floors including a popular open plan, dining kitchen design which provides plenty of space for entertaining and overlooks the pretty rear gardens.

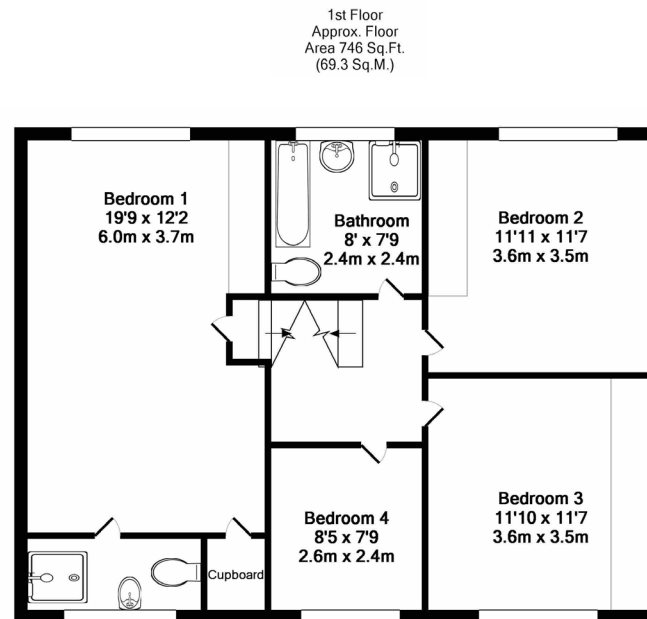
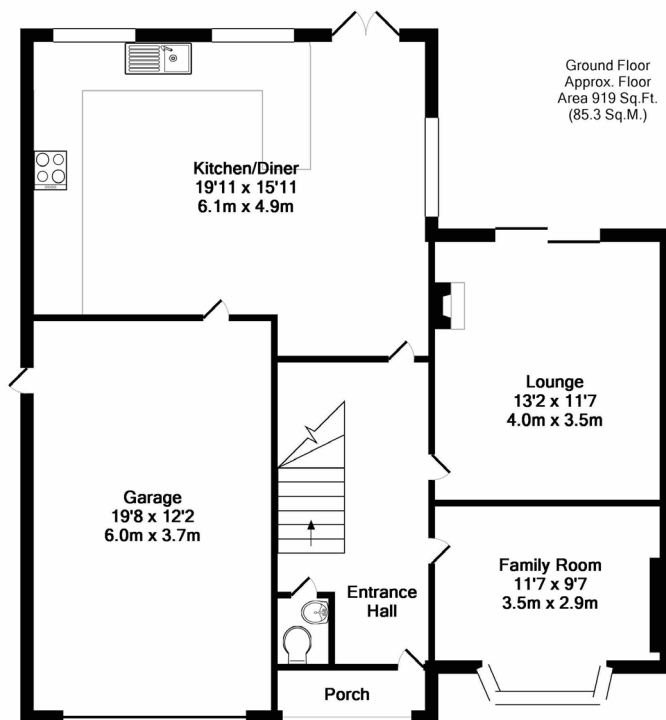
There are two additional reception rooms on the ground floor providing versatility and space for families to spread out, a large master suite on the 1st floor with a modern shower room and a dressing area alongside a vast loft with plenty of space for additional rooms if so desired (subject to regs).

The S10 postcode is highly sought after and with its 'outstanding' schooling for all age groups, close proximity to the main city hospitals and universities not to mention the gorgeous surrounding countryside where you can get away from it all, it's very easy to see why.

- Four good bedrooms including a large master suite
- Open plan living kitchen with French Windows to the gardens
- Sitting room with bay window and hard wood flooring
- Versatile snug room with a cosy Clearview stove
- Bathroom with a separate shower enclosure
- Block paved off road parking for at least 2 cars
- Reception hall with a ground floor W.C
- Large integral garage with a mechanics inspection pit
- Glorious south facing garden with stone terrace, lawn and hidden vegetable garden
- Solar panel return of approx. £1200 p/a

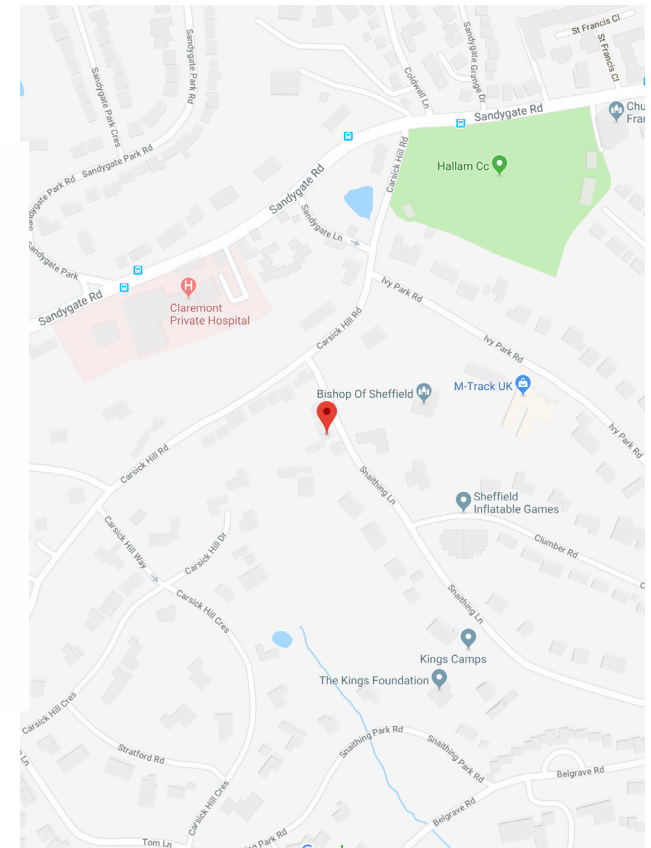






TOTAL AREA: Approx. 154.7 sq. metres
(1665.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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