Lavinia Road, Grenoside, Sheffield, S35 8PJ

2 DOUBLE BEDROOM DETACHED BUNGALOW | NO UPWARD CHAIN | FREEHOLD | SPACIOUS LAYOUT
TASTEFUL DECOR | WELL MAINTAINED GARDENS | AMPLE OFF ROAD ARKING WITH GARAGE
GOOD COMMUTER LOCATION | POSSIBLE LOFT CONVERSION OPPORTUNITY | DG GCH | EPC RATING D

Asking Price: £275,000
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SITUATED ON A QUIET CUL DE SAC IN THE SOUGHT AFTER COMMUTER LOCATION OF GRENOside, THIS SPACIOUS TWO DOUBLE BEDROOM BUNGALOW BOASTS A SIZEABLE CORNER PLOT! Located close to an array of amenities, minutes away from the M1, a stones through from the local countryside and with direct roads leading to Sheffield, Rotherham and Barnsley. This tastefully presented property boasts generous dimensions, contemporary features, plenty of built in storage, sun drenched gardens and ample off road parking with an extensive driveway and detached garage. Briefly comprising entrance hall, living room, kitchen/diner, utility room, sun room, two large double bedrooms and family bathroom. Must be seen to truly appreciate the size and location...book now to avoid disappointment!

ENTRANCE HALL
5.13m (16’ 10”) x 1.68m (5’ 6”) (at widest points)
Through a glazed uPVC door leads into a roomy entrance hall, making a great impression on any guest, with laminate flooring, wall mounted radiator, loft hatch with fitted ladders and doors leading to all rooms. Possible opportunity to convert the loft into extra living space subject to planning being obtained.

KITCHEN DINING ROOM
4.42m (14’ 6”) x 3.86m (12’ 8”) (at widest points)
A light and bright kitchen/diner, offering an array of light wood wall and base units, cream work surfaces, integrated white gas hob, electric oven, integrated extractor fan above, inset one and a half bowl sink and drainer with matching mixer tap, under counter space and plumbing for a dishwasher, under counter space for a further appliance, tiled flooring, inset spotlights, door leading to utility room, four uPVC windows and glazed uPVC door leading to the driveway.

UTILITY ROOM
2.18m (7’ 2”) x 1.47m (4’ 10”)
A handy addition to any household, offering plumbing for a washing machine and dryer, sockets for further appliances, wall mounted boiler, wall mounted storage cupboard, tiled flooring and uPVC window.

LIVING ROOM
5.00m (16‘ 5”) x 4.24m (13‘ 11”) (at widest points)
A large living space, boasting a large uPVC window to the side elevation, wall mounted radiator, aerial point, telephone point and sliding glazed door leading into the sun room, creating a great social space.
**SUN ROOM**
3.89m (12' 9") x 2.31m (7' 7")
Bringing the outdoors in and allowing you to enjoy the garden come rain or shine, comprising single glazed wood framed windows and French doors, laminate flooring, wall lights and wall mounted radiators.

**MASTER BEDROOM**
4.55m (14' 11") x 3.61m (11' 10")
A beautiful master bedroom drenched in natural light through four uPVC windows, boasting a wall of fitted wardrobes offering that extra storage space we all crave, a fitted vanity unit with drawers, laminate flooring, wall mounted radiator and aerial point.

**BEDROOM 2**
3.99m (13' 1") x 3.53m (11' 7")
A further good sized double bedroom, boasting real wood flooring, a wall of fitted wardrobes, wall mounted radiator and uPVC window over looking the garden.

**BATHROOM**
2.69m (8' 10") x 3.61m (11' 10")
A generously sized family bathroom, tiled in serene tones, comprising bath with drench shower over, white gloss fitted vanity unit with inset ceramic sink and low flush WC, two built in fitted storage cupboards, wall mounted radiator, wall mounted heated towel rail and frosted uPVC window.
GARAGE
5.05m (16' 7") x 2.72m (8' 11")
Offering secure off road parking or extra storage if desired, comprising electric door, two windows to the side elevation, lighting and sockets throughout.

EXTERIOR
The property is surrounded by well maintained and stocked gardens. The front of the property boasts great kerb appeal with a neat walled lawn, extensive driveway, low maintenance gravel area which could create extra parking if desired and cast iron gates leading to a car port or undercover seating area. The rear garden wraps itself around the property, mainly laid to lawn with established flower beds offering plenty of colour throughout, fruit trees, a sizeable decked area perfect for entertaining in the summer months or an evening aperitif and a small potting shed behind the garage for the green fingered amongst us.

OPENING HOURS
Mon: 09:00 - 17:30
Tue: 09:00 - 17:30
Wed: 09:00 - 17:30
Thur: 09:00 - 17:30
Fri: 09:00 - 17:30
Sat: 09:00 - 13:00
Sun: Closed

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
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**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Hunters 1 Station Road, Chapeltown, Sheffield, S35 2XE | 0114 257 8999
chapeltown@hunters.com | www.hunters.com

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