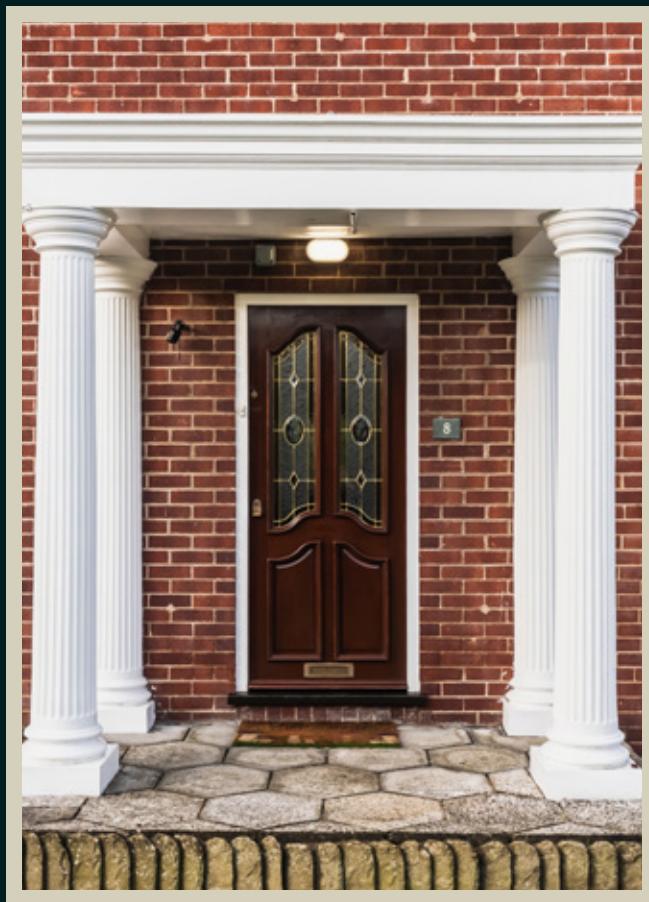


8 SCHOOL ROAD





WELCOME TO 8 SCHOOL ROAD, A BEAUTIFUL FOUR BEDROOMED DETACHED HOME LOCATED IN THE TRANQUIL VILLAGE OF LAUGHTON- EN-LE-MORTHEN.

Offering good-sized living spaces, this property is ideal for a growing family.



ENTRANCE HALL



OFFICE

Welcoming you into the home is the impressive entrance hall with a double-height ceiling and character features such as decorative wall panelling and a coved ceiling.

Allowing for ample natural light, the dual aspect lounge is the perfect place to unwind, boasting a fireplace and sliding doors opening to the rear garden. The well-appointed kitchen, that flows seamlessly into the L-shaped dining room/snug, offers the perfect opportunity for hosting or entertaining. Completing the ground floor is the office and WC.

The first floor houses the bedrooms, which include four large doubles, one with an en-suite shower room and the family bathroom. Externally, this fantastic home has off-road parking for two cars and a pleasant front garden with mature plants and hedging. A garage offers further space for parking or storage. To the rear is a wonderful garden that is low-maintenance with a variety of plants, a stone flagged patio stretching the width of the garden and a useful studio/office that is flexible and has the potential for conversion into a games room or bar.

Located in the village of Laughton-en-le-Morthen, the property is well connected to a range of schooling and amenities in the surrounding areas, such as public houses, shops, restaurants and cafes. Locally, access can be gained to public footpaths that meander through the surrounding countryside and link with the historic site of Roche Abbey. Situated a short drive away are additional amenities in Brookhouse, which include a public house and the Brookhouse Cricket Club. The property is also conveniently located for access to the M1 and M18 motorways, providing links to Leeds, Nottingham, London and the North East.

The property briefly comprises of on the ground floor:
Entrance hall, lounge, office, under-stairs storage cupboard, dining room/snug, kitchen and WC.

On the first floor: Galleried landing, bedroom 4, bedroom 3, family bathroom, bedroom 1, bedroom 1 en-suite shower room and bedroom 2.

Outbuildings: Garage and studio/office.





LOUNGE

GROUND FLOOR

A heavy timber door with an obscured double glazed panel opens to the entrance hall.

Entrance Hall

Offering a warm welcome and having a coved ceiling, wall mounted light points, decorative wall panelling, central heating radiator and deep skirtings. Double timber doors open to the lounge and office. Timber doors open to the under-stairs storage cupboard, dining room/snug, WC and the kitchen.

Lounge

23'2 x 11'11 (7.05m x 3.62m)

A light-filled lounge with a front facing UPVC double glazed bow window, pendant light point with a decorative ceiling rose, wall mounted light points, decorative wall panelling, central heating radiators and a TV/aerial point. The focal point of the room is the gas fireplace with a sandstone mantel, surround and marble hearth. UPVC sliding doors with double glazed panels open to the rear of the property.

Office

11'11 x 9'10 (3.63m x 3.00m)

A useful office with a front facing UPVC double glazed bow window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator.

Under Stairs Storage Cupboard

Having a flush light point.

Dining Room/Snug

22'1 x 19'5 (6.74m x 5.92m)

A wonderful L-shaped dining room/snug with rear and side facing UPVC double glazed windows, flush light points, central heating radiator and timber flooring. A wide opening gives access to the kitchen. UPVC double doors with double glazed panels open to the rear of the property.

Kitchen

11'11 x 12'10 (3.92m x 3.63m)

A well-appointed kitchen with flush light points, a pendant light point and timber flooring. There are a range of fitted base/wall and drawer units incorporating granite work surfaces, upstands, plinth heater and a 2.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a Rangemaster cooker with an oven/grill and a five-ring gas hob, extractor hood, Bosch dishwasher and there is the provision for a full-height fridge/freezer. A cupboard houses the Worcester boiler.

WC

Being fully tiled with a flush light point, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps.



LOUNGE



KITCHEN



DINING ROOM/SNUG



DINING ROOM/SNUG



DINING ROOM/SNUG



KITCHEN

FIRST FLOOR

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Galleried Landing

Having a front facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, decorative wall panelling and a central heating radiator. Timber doors open to bedroom 4, bedroom 3, family bathroom, bedroom 1 and bedroom 2.

Bedroom 4

10'2 x 11'11 (3.10m x 3.63m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 3

16'5 x 11'8 (5.00m x 3.56m)

Another double bedroom with rear and side facing UPVC double glazed windows, a pendant light point, wall mounted light point and a central heating radiator. Fitted furniture includes shelving and short hanging.

Family Bathroom

With a rear facing UPVC double glazed obscured window, flush light point, tiled walls and a central heating radiator. A suite in white comprises a low-level WC and two wash hand basins with traditional chrome taps and storage beneath. To one wall is a panelled bath with a chrome mixer tap. To another wall is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 1

12'6 x 11'10 (3.80m x 3.60m)

A large double bedroom with a front facing UPVC double glazed window, pendant light point, wall mounted light points, TV/aerial point and a central heating radiator. A timber door opens to bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Having a flush light point, extractor fan and tiled walls. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps and storage beneath. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

12'6 x 11'11 (3.80m x 3.63m)

A further double bedroom with a front facing UPVC double glazed window, flush light point, TV/aerial point and a central heating radiator. Fitted furniture includes shelving and short hanging.



GALLERIED LANDING



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM



FAMILY BATHROOM

EXTERIOR & GARDENS

To the front of the property there is exterior lighting, an electric vehicle charging point and a drive with off-road parking for two vehicles. A stone flagged path continues along the front of the property where access can be gained to the main entrance door. Also to the front is a garden mainly laid to lawn with a variety of plants and hedging.

An electric up-and-over door opens to the garage.

Garage

21'4 x 17'1 (6.50m x 5.20m)

An extensive garage with a rear facing UPVC double glazed window, light and power. A steel security door opens to the rear garden.

A path continues down the left side of the property to a wrought iron pedestrian gate that opens to the rear.



STUDIO/OFFICE

To the rear of the property is exterior lighting, a water tap and external power points. A stone flagged patio runs across the width of the home where access can be gained to the kitchen, lounge and garage. Beyond the patio is a garden mainly laid to lawn with a variety of mature plants and trees.

To the left side of the garden is a stone flagged patio where access can be gained to the studio/office.

Studio/Office

12'9 x 10'6 (3.88m x 3.20m)

A well-equipped studio/office with a rear facing UPVC double glazed window, strip lighting and power. There is a range of fitted base/wall and drawer units with timber and granite work surfaces.

The rear is fully enclosed by stone walling and timber fencing.



STUDIO/OFFICE



GARAGE



GROUND FLOOR

Ground Floor Approximate Floor Area (Including Garage):
1087 SQ.FT. (101.0 SQ.M)

Garage Approximate Floor Area:
366 SQ.FT. (33.8 SQ.M.)

Total Approximate Floor Area:
2489 SQ.FT. (231.3 SQ.M)



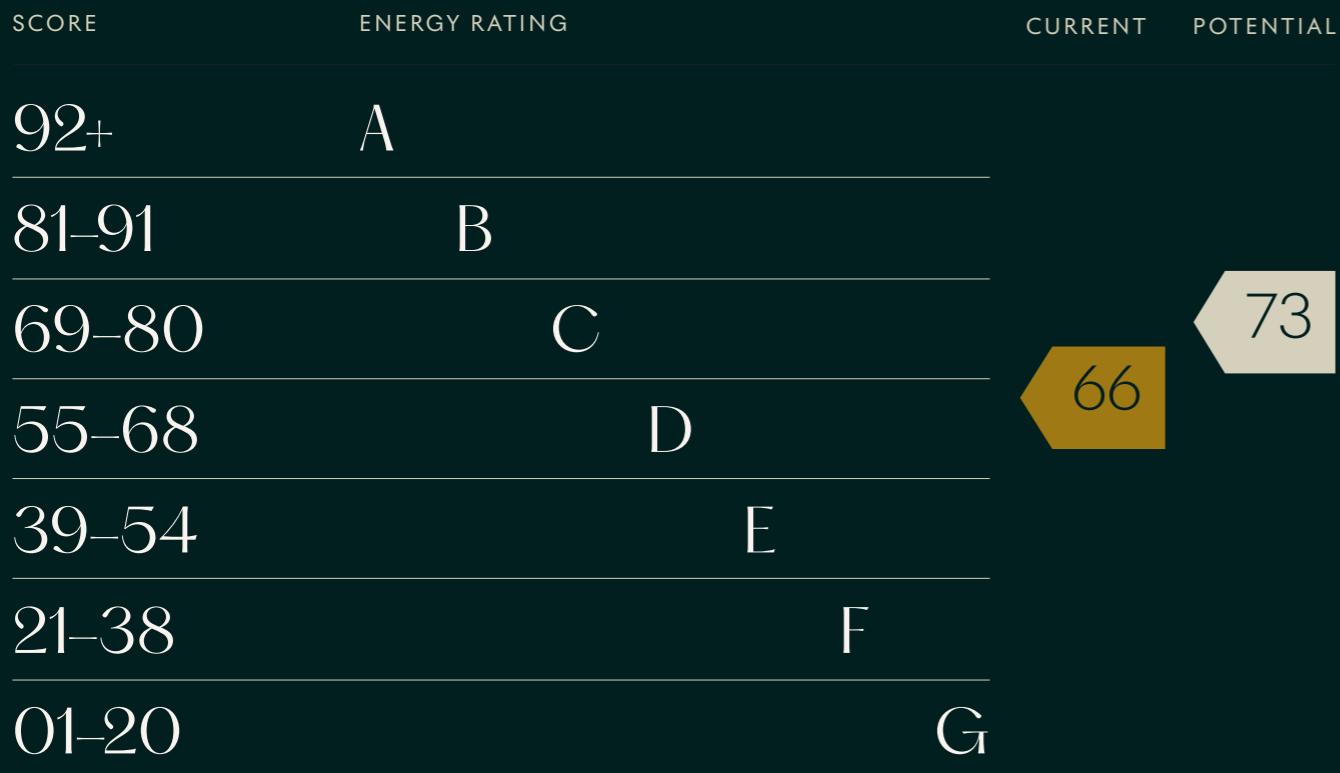
FIRST FLOOR & OUTBUILDING

First Floor Approximate Floor Area:
905 SQ.FT. (84.1 SQ.M.)

Outbuilding Approximate Floor Area:
133 SQ.FT. (12.4 SQ.M)



BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	SQFT
3	2,397
TENURE	COUNCIL TAX
Freehold	E



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is ADSL and the mobile signal quality is good.

Rights of Access/Shared Access

None.

Covenants/Easements or Wayleaves and Flood Risk

There are no covenants, easements or wayleaves and the flood risk is very low.

8 SCHOOL ROAD

Laughton-en-le-Morthen, South Yorkshire,
S25 1YP

Offers in the Region of
£595,000

Viewing strictly by appointment with our
consultant on: 0114 358 2020

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