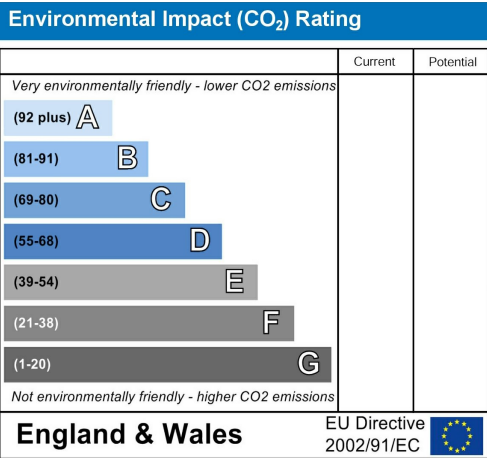
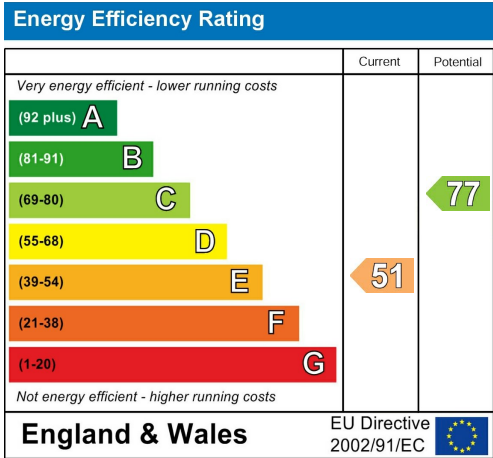


Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Hatfield Farmhouse, 21 High Street,  
Laughton en le Morthen, Sheffield,  
Asking Price £425,000



# Key Points

Welcome to this charming three-bedroom detached house located on High Street in the picturesque village of Laughton en le Morthen. Offering spacious living accommodation throughout and perfect for a variety of purchasers alike. Situated in a prime location, this property offers easy access to all amenities, ensuring that your daily needs are conveniently met.

View the virtual tour here:  
<https://tour.vieweet.com/viewer/NZWG42Q>

- NO UPWARD CHAIN
- CHARACTER PROPERTY
- VILLAGE LOCATION
- SPACIOUS ACCOMODATION
- CLOSE TO AMENTIES
- SCHOOLS NEARBY
- COUNCIL TAX BAND E

## About This Property

### Entrance Hall

Property is accessed through a hardwood door, having a window, a radiator and a cupboard housing the boiler. Having beams to the ceiling.

### Downstairs Shower room

Having a low flush toilet, vanity hand basin, , shower cubicle with rain shower, tiling to walls and flooring and a heated towel rail.

### Open Plan Kitchen/ Dining Room

Having a range of wall and base units in a slate grey with oak work surfaces, incorporating an induction hob and oven, Chelsea sink with taps over, central island with storage underneath, wine cooler and integral dishwasher. Two windows, french doors to the front of the property and a door leading to the rear garden.

### Lounge

Having two windows, laminate flooring, inset fireplace with multi fuel stove, a radiator and beams to the ceiling.

### Snug

Having two windows, a radiator and a multi fuel stove with oak mantel and beams to the ceiling.

### Office

Having a rear facing window and a radiator.

### First floor

#### Bedroom One

Having a front and rear facing double glazed windows, a range of fitted wardrobes, wooden flooring and a radiator.

#### Bedroom Two

Having built in wardrobes, vanity basin, front facing double glazed window and central heating radiator.

#### Bedroom Three 8'6" x 7'6" (2.6 x 2.3)

Having a window and central heating radiator.

### Bathroom

Hosting a three piece suite comprising of a low flush WC, basin and bath, heated towel rail and spotlights to ceiling.

### Rear Garden

Having a raised lawned garden with garden shed and outside tap.

