



31, Lincolnton Road, Sheffield, S8 0HF

# 31, Linscott Road

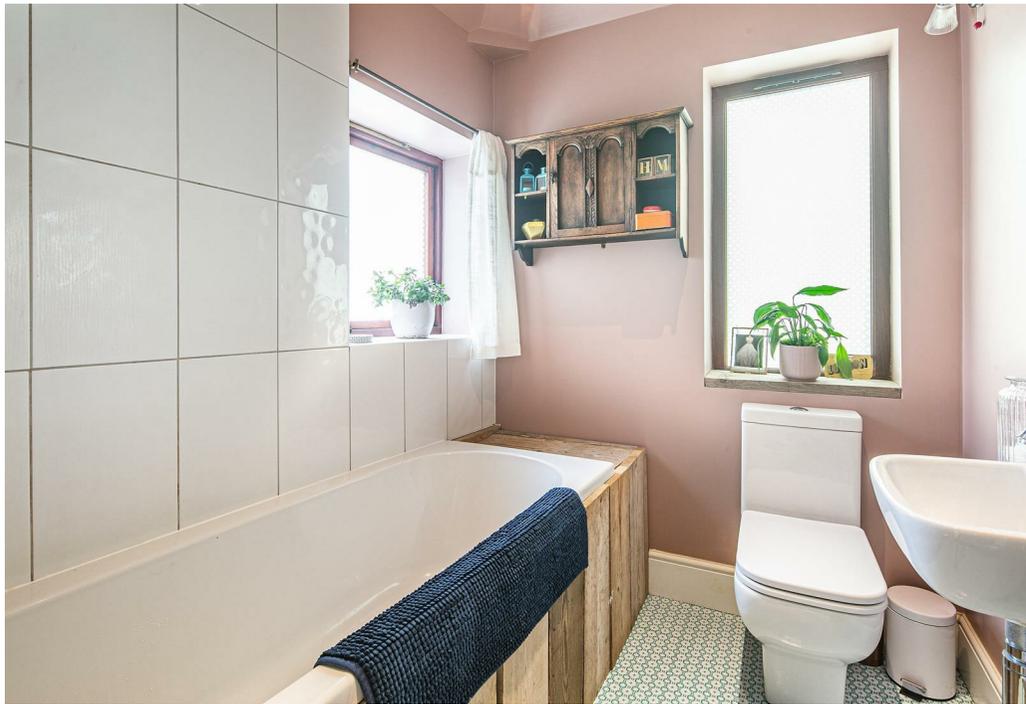
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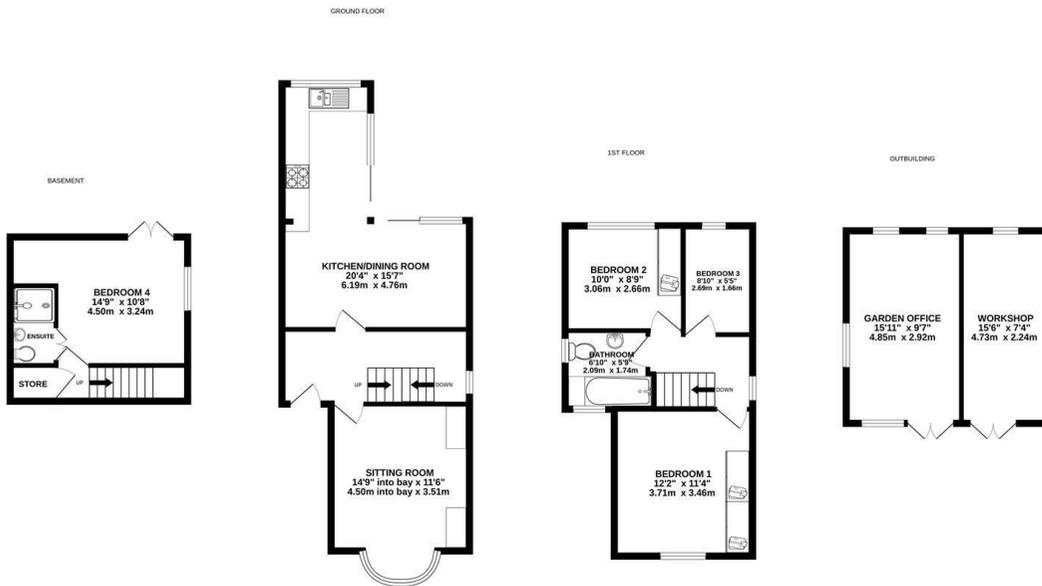
## Description

Detached properties in this area are few and far between and detached houses offering everything that number 31 Linscott Road offers, at this price point are almost unheard of! This is a quite wonderful property that will suit a broad range of buyer. With a basement conversion providing a versatile fourth bedroom with ensuite shower room there is even potential to let some of the property out or alternatively use it for dependent relatives. The fully insulated and powered lodge that is found at the bottom of the pretty garden will be sure to appeal to those who now work from home as it would make the perfect home office. The open plan dining kitchen will be sure to impress any potential buyer. The current owners have installed many attractive bespoke fittings, often from timber, which all combine to make a lovely, homely feel throughout the three floors. With off road parking at the front and a delightful south facing garden to the rear this home offers something for everyone. This superb house and garden are complemented by the close proximity to excellent local amenities found in Woodseats, plus park walks in Graves Park and speedy transport links into the centre of town.

- Four bedrooms including an ensuite double bedroom found on the lower ground floor.
- Two modern bathrooms including one ensuite.
- Open plan dining kitchen with two sets of sliding doors framing the deck and view, and providing a real sense of inside/outside living.
- Cosy sitting room with a wood burning stove.
- Off road parking with external socket which can be used for electric car charging.
- South facing garden with deck, slide, lawn and hidden vegetable garden.
- Spacious garden office, providing the perfect setting for those who now spend time working from home.
- Garden workshop and separate garden store.
- Entrance hall.
- Gas central heating and double glazing.







THE OUTBUILDING IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1066sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
 LOCKWOOD  
 & RIDDLE**  
 ESTD 1840