

7 Lidgett Road,  
Mapplewell S75 6LT

OFFERS OVER  
£380,000



IDEALLY LOCATED IN THE SOUGHT AFTER VILLAGE OF MAPPLEWELL IS THIS SUPERBLY PRESENTED, DETACHED FOUR BEDROOM HOME. THE PROPERTY BOASTS AN IMPRESSIVE DINING KITCHEN, FOUR WELL PRESENTED DOUBLE BEDROOMS, IMMACULATE FRONT AND REAR GARDENS, BESPOKE BEDROOM FURNITURE, GARAGE, STORE AND DRIVEWAY WITH CAR CHARGING PORT.

FREEHOLD / COUNCIL TAX BAND - D / ENERGY RATING - B

PAISLEY  
PROPERTIES



### **HALLWAY 12'7" x 5'11"**

You enter the property through a part glazed composite door in to a welcoming entrance hallway which has space to remove and store outdoor clothing with the addition of a handy under stairs cupboard plus a store room, made up from a wall put in towards the rear of the garage. There is neutral décor, a wall mounted radiator, tiled flooring and pendant lighting. Double, glazed doors lead through to the lounge and a further door leads through to the dining kitchen. A spindle staircase ascends to the first floor landing.



### **STORE 10'0" x 6'2"**

A very useful additional multi function area having a worktop with space for an under counter dryer and upright fridge freezer. The gas boiler is located here, there is tiled flooring, power and light. The partition wall could be easily removed to open up to the garage and an internal door leads to the hallway.

### **LOUNGE 16'0" x 9'6"**

This good sized living room enjoys a larger than standard front facing bay window which fills the room with natural light. There is lots of space for freestanding furniture, a wall mounted radiator, ceiling lighting and carpet underfoot. There is tasteful decor and a doors leads back to the entrance hallway.



### **KITCHEN DINER 21'1" x 9'4"**

Spanning the rear of the property, this beautifully presented dining kitchen is the perfect place to relax and enjoy meals with friends and family. The kitchen is fitted with a range of cream gloss wall and base units, wood effect roll top work surfaces with floor facing LED lights, matching splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and grill, induction hob with curved glass and stainless steel extractor over, fridge freezer, beer/wine fridge and dishwasher. A rear facing window overlooks the pretty rear garden and there is access via patio doors to the garden, perfect for bringing the outdoors in and alfresco dining in the summer months. There is tiling underfoot, two wall mounted radiators and a combination of inset spotlights and pendant lighting in the dining area. To one end of the room there is a great space for a large family dining table and chairs and an archway leads to the utility area.







### **UTILITY AREA**

Superbly fitted with cream gloss wall and base units and wood effect worksurfaces matching the kitchen. There is an integrated washing machine, extractor fan, wall mounted radiator, tiled flooring underfoot and a composite part glazed door that allows access to the side of the property. An internal door leads through to the downstairs W.C and an opening leads back through to the kitchen.





### **GROUND FLOOR WC 5'2" x 2'11"**

This handy cloakroom is fitted with a twin flush low level WC and wall mounted hand wash basin with mixer tap. The walls are tiled to full height, there is tiled flooring and a wall mounted radiator. Natural light is brought in by the frosted double glazed window to the rear and an internal door leads back to the utility area.





### **LANDING 10'1" x 7'3" max including stairs**

A spindle staircase ascends to the first floor landing where there is loft access via a hatch. A handy closet provides excellent storage of linen and towels and is also home to the water tank. There is carpet flooring, a wall mounted radiator and pendant lighting. Doors lead through to four bedrooms and house bathroom.



### **BEDROOM ONE 14'7" x 9'6"**

This generously sized double bedroom is positioned to the front of the property with open views down the street opposite through its window. A bank of mirror fronted wardrobes with sliding doors sit to one wall with further space for freestanding furniture. There is carpet flooring, a wall mounted radiator and ceiling lighting. Doors lead to the en-suite and landing.



### **EN SUITE 6'1" x 3'5" plus shower**

Fitted with a three piece white suite including a tiled shower enclosure with thermostatic shower, pedestal hand wash basin with mixer tap and twin flush low level WC. The walls are tiled to dado height, there is complementary neutral vinyl flooring and a front facing obscure glazed window floods the room with light. There is a wall mounted radiator, inset ceiling spotlights and an extractor fan. A door leads to the bedroom.





### **BEDROOM TWO 10'8" plus wardrobe x 10'6"**

Another excellent double bedroom with similar views to bedroom one through its window. There is lots of space for freestanding furniture plus the fitted double wardrobe giving plenty of storage options. There has been a feature panelled wall added recently, there is carpet flooring, a wall mounted radiator and ceiling lighting. There is neutral décor to the walls and a door leads to the landing.



### **BEDROOM THREE 10'5" x 8'8"**

Bursting with natural light, this brilliant double bedroom offers plenty of space for freestanding furniture if desired. A rear facing window boasts views of the garden, there is carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads through to the landing.





#### **BEDROOM FOUR 10'3" x 8'4"**

A fourth double bedroom located at the rear of the property. This fantastic space could make a great double bedroom if required or alternatively, a home office or hobby space. There is neutral décor to the walls and similar garden views to bedroom three through its window. There is carpet flooring, a wall mounted radiator and pendant lighting. A door leads through to the landing.



#### **BATHROOM 7'2" x 6'5"**

This contemporary house bathroom is fitted with a white three piece suite including a bath with overhead thermostatic shower and screen, twin flush low level W.C and pedestal hand wash basin with mixer tap. The walls are partially tiled, there is complimentary vinyl flooring and a rear facing obscure glazed window. There is a wall mounted radiator, extractor fan and spotlights to the ceiling complete this room. An internal door leads to the landing.





## EXTERNALLY

To the rear of the property there is an immaculately presented south facing garden. A generous size patio flagged with Indian stone gives way to a lovely lawn. Well stocked, raised sleeper beds border the garden and are filled with an array of shrubs, plants and colourful flowers which continue round the far end of the garden. When these end, there is a delightful patio area, ideal for relaxing with more planting areas down the border towards the property. There are outside taps with gated side access to the front of the property.







### **GARAGE AND PARKING 9'10" x 6'2"**

To the front of the property there is a pretty lawn which adds a splash of colour to the frontage followed by a driveway with parking for numerous cars which leads to the integral garage. Although some of the garage is now used as an internal store, there is still space here for a small car and plenty of room for extra storage. There is power, light and an up and over garage door plus a car charging point on the outside. A gate to the side leads to the rear garden.



**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Barnsley D

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:

Water supply - Mains

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

### **~ Paisley Mortgages ~**

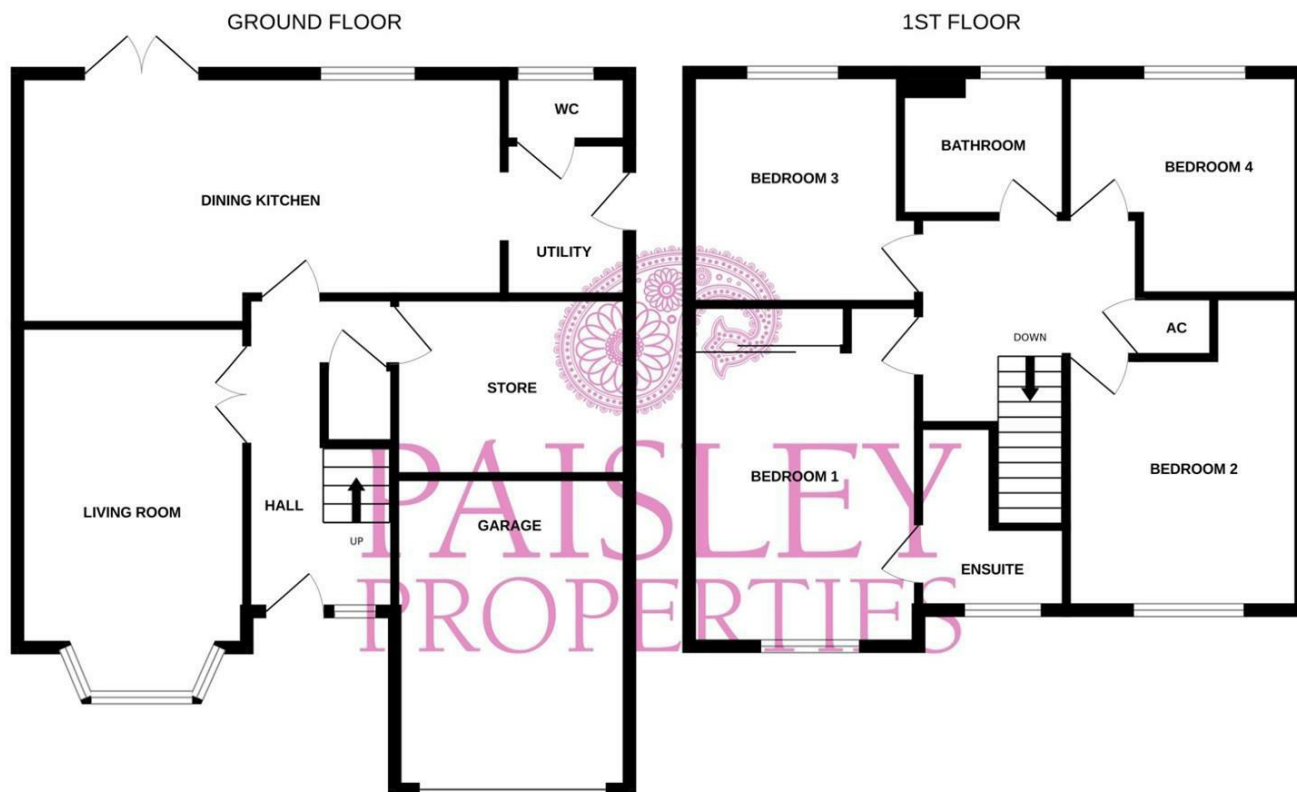
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

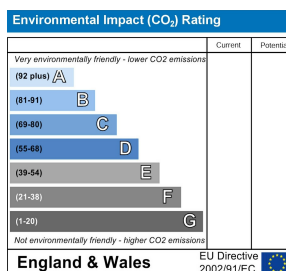
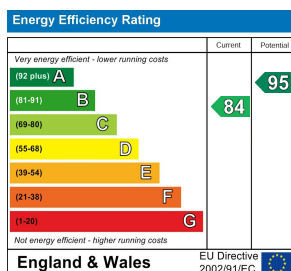
### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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