



## Lumb Bush Farm Cottage Foldrings, Sheffield, S35 0GE

£1,300 Per Calendar Month

- THREE BEDROOM FARMHOUSE COTTAGE
- GREAT FAMILY HOME
- SPACIOUS KITCHEN/DINER
- OFF ROAD PARKING & GARDEN
- BOND - £1500
- PANORAMIC COUNTRYSIDE VIEWS
- LARGE LOUNGE
- GOOD SIZED FAMILY BATHROOM
- RENT - £1300
- COUNCIL TAX BAND D - £2,268.65



# Lumb Bush Farm Cottage Foldrings, Sheffield S35 0GE

Nestled in the heart of the country side this delightful farmhouse cottage offers a tranquil retreat with panoramic countryside views. The property boasts spacious rooms throughout offering a blend of traditional charm and modern comfort.

The lovely family home briefly comprises of; Entrance hall; Spacious Kitchen/diner; Large lounge; Stairs & Landing; Three double bedrooms; Inner hallway; Good sized family bathroom.

To the outside the driveway provides off road parking for multiple vehicles, with a private patio and gardens connecting to the neighbouring farmers fields.



Council Tax Band: D



### **ENTRANCE HALL**

Entered via part glazed uPVC door; Having; Carpet flooring; Central heating radiator; Small uPVC double glazed window to front elevation; Painted walls; Spotlights; Stairs rising to the first floor; Solid door accessing kitchen;

### **KITCHEN/DINER**

A larger than average kitchen/diner; Comprising of; A good combination of wall, base and draw units; Free standing electric double oven and four ring induction hob; Integrated sink, drainer and tap; Tiled splashback; Space and plumbing for washing machine/dryer, fridge and freezer; Vinyl flooring; uPVC double glazed windows to the front, side and rear elevation providing panoramic country side views; Central heating radiator; Painted walls; Spot lights; Step up into lounge;

### **LOUNGE**

Large lounge; With; Carpet flooring; Dual aspect uPVC double glazed windows with country side views; Central heating radiators; Painted walls; Spot lights;

### **STAIRS & LANDING**

Carpeted stairs leading to first floor; Wooden handrail/bannister; uPVC double glazed window to front elevation; Painted walls; Spot lights; Solid doors to two smaller bedrooms and inner hallway;

### **INNER HALLWAY**

Solid doors accessing bedroom one and family bathroom;

### **BEDROOM ONE**

Spacious double bedroom; Comprising of; Front facing Upvc double glazed window; Carpet flooring; Central heating radiator; Painted walls; Spot lights;

### **BEDROOM TWO**

Second double bedroom; With; Two uPVC double glazed windows to the side and front elevations; Carpet flooring; Central heating; Painted walls; Spot lights;

### **BEDROOM THREE**

Having; Two uPVC double glazed windows to the side and rear elevations; Carpet flooring; Central heating; Painted walls; Spot lights;

### **FAMILY BATHROOM**

A great sized family bathroom; Comprising of; Panelled

bath with over head shower; Pedestal sink and WC; Central heating radiator; Obscure uPVC double glazed window to the rear elevation; Tiles to wet areas; Remaining painted walls; Spot lights;

### **OUTSIDE**

To the outside the property offers fantastic rural views; Driveway which provides parking for multiple vehicles; Paved patio; Grass surrounds attached to the neighbouring fields.









## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	