

ST. LEGER HOUSE



BLenheim



ST. LEGER HOUSE IS A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOMED DETACHED HOME LOCATED IN THE SEMI-RURAL VILLAGE OF LAUGHTON-EN-LE-MORTHEN.

Constructed by the current owners to a fabulous standard in 2014, it showcases spacious living areas throughout and is ideal for a growing family.





ENTRANCE HALL

On the ground floor are the main living areas, including a beautiful, light-filled lounge with a feature fireplace made from the original stables within the plot.

Serving as the heart of the home is the kitchen, flowing seamlessly into a living/dining room that has bi-folding doors opening to the rear of the property. Completing the ground floor is a useful office, utility room and WC.

To the first floor are three double bedroom suites, whilst the second floor houses a further double bedroom and an en-suite bathroom. Externally, St. Leger House has off-road parking, a garage and to the rear is a delightful garden with an array of plants and areas for seating, all whilst enjoying a south-easterly facing aspect.

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. Within the immediate local area, access can be gained to public footpaths that meander through the surrounding countryside and link with the historic site of Roche Abbey. Additional amenities can be found a short drive away in Brookhouse, which include a public house, farm shop and 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, office, lounge, store, WC, kitchen, living/dining room and utility room.

On the first floor: Landing, master bedroom, master dressing room, master en-suite bathroom, bedroom 2, bedroom 2 en-suite bathroom, bedroom 3, bedroom 3 dressing room and bedroom 3 en-suite bathroom.

On the second floor: Landing, bedroom 4 and bedroom 4 en-suite bathroom.

Outbuildings: Double garage.

GROUND FLOOR

A composite door with double glazed obscured panels opens to the entrance hall.

Entrance Hall

Having recessed lighting, panelled walls and stone tiled flooring with underfloor heating. Oak doors open to the office, lounge, store, WC and kitchen.

Office

9'10 x 9'1 (3.00m x 2.77m)

With a front facing UPVC sash window, pendant light point and underfloor heating.

Lounge

26'0 x 12'11 (7.93m x 3.94m)

A beautiful lounge with a front facing UPVC double glazed sash window, rear facing UPVC double glazed window, pendant light points and underfloor heating. The focal point of the room is the stone fireplace with a log burner.

Store

Having tiled flooring and underfloor heating.

WC

With a rear facing UPVC double glazed obscured window, flush light point and underfloor heating. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap.

Kitchen

16'5 x 11'0 (5.00m x 3.60m)

A wonderful handmade kitchen with a rear facing UPVC double glazed window, recessed lighting, pendant light points and stone tiled flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a granite work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a range cooker, full-height fridge and a dishwasher. There is a separate central island with a matching work surface. An opening gives access to the living/dining room and an oak door opens to the utility room.

Living/Dining Room

29'8 x 13'2 (9.04m x 4.02m)

A light-filled reception room with a front facing UPVC double glazed sash window, pendant light points, TV/aerial point and stone tiled flooring with underfloor heating. UPVC bi-folding doors with double glazed panels open to the rear of the property.

Utility Room

A handmade utility room a pendant light point and underfloor heating. A base and wall unit incorporate a work surface and an inset 1.0 bowl sink with a chrome mixer tap. There is the provision for a washing machine/tumble dryer. Also housing the boiler. A stable-style door with a glazed obscured panel opens to the rear of the property.

From the entrance hall, a staircase with a timber handrail rises to the first floor.



OFFICE



LOUNGE



LOUNGE





KITCHEN



LIVING/DINING ROOM



LIVING/DINING ROOM/KITCHEN



LIVING/DINING ROOM

FIRST & SECOND FLOORS

Landing

Having a front facing UPVC double glazed sash window, pendant light point and a central heating radiator. Oak doors open to the master bedroom, bedroom 2 and bedroom 3.

Master Bedroom

24’0 x 13’1 (7.31m x 4.00m)

A sumptuous master bedroom with a front facing UPVC double glazed sash window, recessed lighting and central heating radiators. An oak door opens to the master dressing room.

Master Dressing Room

10’10 x 5’7 (3.30m x 1.70m)

Having a side facing UPVC double glazed window and a flush light point. An oak door opens to the master en-suite bathroom.

Master En–Suite Bathroom

Having Velux roof windows, wall mounted light point and partially tiled walls. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a chrome mixer tap.

Bedroom 2

14’4 x 12’11 (4.38m x 3.94m)

A double bedroom with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator. An oak door opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En–Suite Bathroom

With a rear facing UPVC double glazed obscured window, pendant light point and a central heating radiator. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps. To one wall is a panelled bath with a chrome mixer tap, fitted shower and a glazed screen.

Bedroom 3

16’5 x 14’5 (5.00m x 4.40m)

A large double bedroom with a rear facing UPVC double glazed window, flush light point and a central heating radiator. Oak doors open to the dressing room and en-suite bathroom.

Bedroom 3 Dressing Room

11’6 x 6’7 (3.50m x 2.00m)

Having a rear facing UPVC double glazed window, flush light point and a central heating radiator. There is fitted furniture.

Bedroom 3 En–Suite Bathroom

With a rear facing UPVC double glazed obscured window, recessed lighting, wall mounted light point, extractor fan and a central heating radiator. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the landing, a staircase with a timber handrail rises to the second floor.

Landing

With a pendant light point. Oak doors open to bedroom 4 and bedroom 4 en-suite bathroom.

Bedroom 4

22’1 x 13’7 (6.72m x 4.14m)

A further double bedroom with Velux roof windows, pendant light points and central heating radiators. Timber doors open to storage space.

Bedroom 4 En–Suite Bathroom

With a Velux roof window, recessed lighting, extractor fan and a central heating radiator. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap. There is a freestanding bath with a chrome mixer tap and an additional hand shower facility. To one corner is a separate shower with a fitted shower, additional hand shower facility and a glazed screen.



LANDING



MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 1 EN-SUITE BATHROOM



BEDROOM 3 EN-SUITE BATHROOM



BEDROOM 2 EN-SUITE BATHROOM



BEDROOM 4 EN-SUITE BATHROOM



EXTERIOR & GARDENS

From High Street, a shared driveway continues to the front of the property.

To the front is a blocked paved path, two areas mainly laid to lawn and access can be gained to the main entrance door. To the right-hand side, a timber gate opens to the rear of the property.

To the left side is a drive with parking for two vehicles. Access can be gained to the garage. Access can be gained to the rear of the property.

Double Garage

19'3 x 18'3 (5.88m x 5.57m)

With two electric doors, light and power. There is a first floor to the garage with light and power, currently used for storage.

To the rear of the property is exterior lighting, external power point and a water tap. Within the garden is a mix of a stone flagged patio, a planter and an area mainly laid to lawn. Access can be gained to the garage, lounge/dining room and utility room.

The garden is fully enclosed.



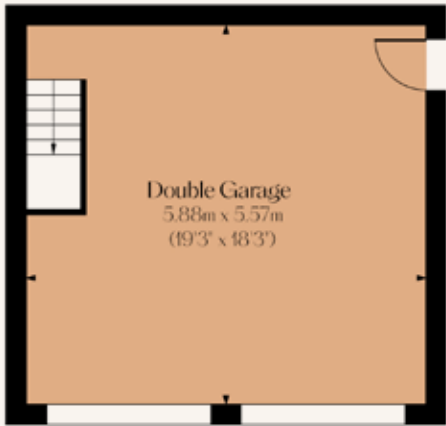
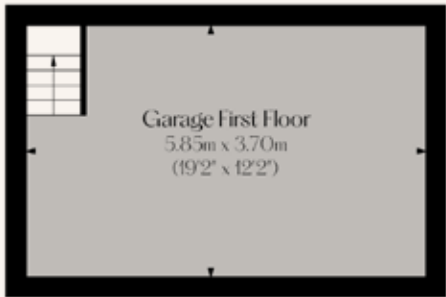


GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
1361 SQ.FT. (126.4 SQ.M)

Double Garage Approximate Floor Area:
587 SQ.FT. (54.5 SQ.M)

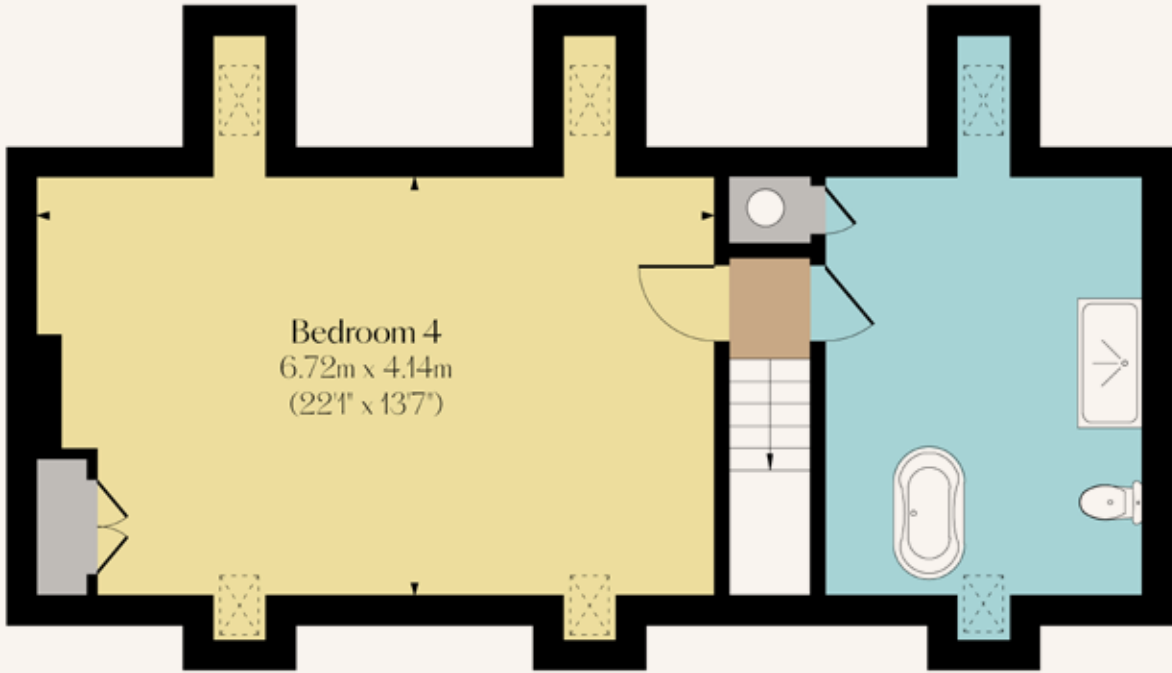
Total Approximate Floor Area (Including Double Garage):
3781 SQ.FT. (371.2 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1314 SQ.FT. (122.1 SQ.M)

Second Floor Approximate Floor Area:
519 SQ.FT. (48.2 SQ.M)



BEDROOMS 4	BATHROOMS 4
LIVING ROOMS 3	SQFT (INCLUDING DOUBLE GARAGE) 3,781
TENURE Freehold	COUNCIL TAX F

Services

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

Rights of Access & Shared Access

There is shared access on the shared driveway..

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	79	81
55–68	D		
39–54	E		
21–38	F		
01–20	G		

ST. LEGER HOUSE

6 High Street, Laughton-en-le-Morthen, South Yorkshire, S25 1YF

Offers in the Region
of £795,000

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

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