



Delf Lea, Loxley Road, Loxley, S6

£1,750 PCM

- GREAT FAMILY HOME
- 4 DOUBLE BEDROOMS
- LARGE GARDEN
- FAR REACHING COUNTRYSIDE VIEWS
- BOND - £2019
- RECENTLY MODERNISED
- SPACIOUS ROOMS THROUGHOUT
- OFF ROAD PARKING & GARAGE
- RENT - £1750
- COUNCIL TAX BAND E - £3,062.06

Delf Lea, Loxley Road, Loxley, S6

An attractive and versatile home offering well-presented and flexible accommodation arranged over two floors, ideally situated on Loxley Road, benefitting from countryside views while remaining close to local amenities.

The property features a welcoming entrance porch and hallway, a spacious lounge with a feature fireplace and wood-burning stove, and a modern fitted kitchen. Further accommodation on the ground floor includes a rear porch, two double bedrooms, and a family bathroom.

To the first floor are two further double bedrooms and a single bedroom or home office. The principal bedroom benefits from built-in storage and far-reaching countryside views.

Externally, the property benefits from a driveway providing off-road parking and access to a garage, along with attractive gardens laid mainly to lawn with mature trees and shrubs offering a high degree of privacy. A paved patio area provides an ideal space for outdoor seating and entertaining.



Council Tax Band: E



ENTRANCE PORCH

Entered via a part-glazed uPVC door with matching glazed side panel, this entrance porch features carpet mat flooring, painted walls, a central heating radiator, and a ceiling light point. A part-glazed internal door leads through to the entrance hallway.

ENTRANCE HALLWAY

A welcoming entrance hall featuring vinyl flooring, painted walls, central heating radiators, and a ceiling light point. Solid doors provide access to the lounge, kitchen, downstairs bedrooms and bathroom, with stairs rising to the first-floor landing.

LOUNGE

A generous and inviting lounge with large uPVC double-glazed windows to the front and side elevations, offering superb far-reaching countryside views. The focal point of the room is a feature stone fireplace with a wood-burning stove. Further benefits include carpeted flooring, central heating radiators, painted walls, and ceiling light points, with a solid door leading through to the kitchen.

KITCHEN

Fitted with a good range of wall, base, and drawer units complemented by marble-effect worktops and matching splashbacks, this kitchen includes an integrated oven with four-ring gas hob and extractor fan. There is space and plumbing for a washing machine, dishwasher, and freestanding fridge/freezer. The room features side and rear uPVC double-glazed windows, vinyl flooring, painted walls, and a ceiling light point. Solid doors provide access to the rear porch and entrance hallway, with the added benefit of a large under stairs storage cupboard.

STAIRS AND LANDING

A bright and welcoming landing with carpeted stairs and a wooden handrail. The space benefits from painted walls, a rear-facing uPVC double-glazed window, a central heating radiator, and a ceiling light point. Solid internal doors lead to two bedrooms and a home office.

BEDROOM ONE

A generously proportioned, larger-than-average first-floor double bedroom with front- and side-facing uPVC double-glazed windows, affording stunning far-reaching countryside views. The room further benefits from built-in

double wardrobes and useful under-eaves storage.

Finished with painted walls, carpeted flooring, central heating radiators, and a ceiling light point, this impressive bedroom provides ample space and excellent storage.

BEDROOM TWO

A spacious first-floor double bedroom featuring a side-facing uPVC double-glazed window. The room is finished with painted walls, carpeted flooring, a central heating radiator, and a ceiling light point, and benefits from useful under-eaves storage.

OFFICE/ BEDROOM FIVE

A versatile room currently used as a home gym, which could also serve as a cot room or home office. The room enjoys countryside views through a Velux roof window and is finished with painted walls, carpeted flooring, a central heating radiator, and a ceiling light point.

BEDROOM THREE

A well-proportioned ground-floor double bedroom with a front-facing uPVC double-glazed window offering delightful countryside views. The room further benefits from painted walls, carpeted flooring, a central heating radiator, and a ceiling light point.

BEDROOM FOUR

Double bedroom located on the ground floor, featuring a uPVC double-glazed window to the rear elevation. The room is finished with painted walls, carpeted flooring, a central heating radiator, and a ceiling light point.

FAMILY BATHROOM

A well-appointed ground-floor bathroom comprising a panelled bath, separate shower enclosure with glass screen door, pedestal WC, and wash basin with mixer tap. Finished with panelled walls to the wet areas and painted walls elsewhere, the room also benefits from an obscure uPVC double-glazed window to the rear elevation, a heated towel rail, recessed spotlights, and an extractor fan.

REAR ENTRANCE PORCH

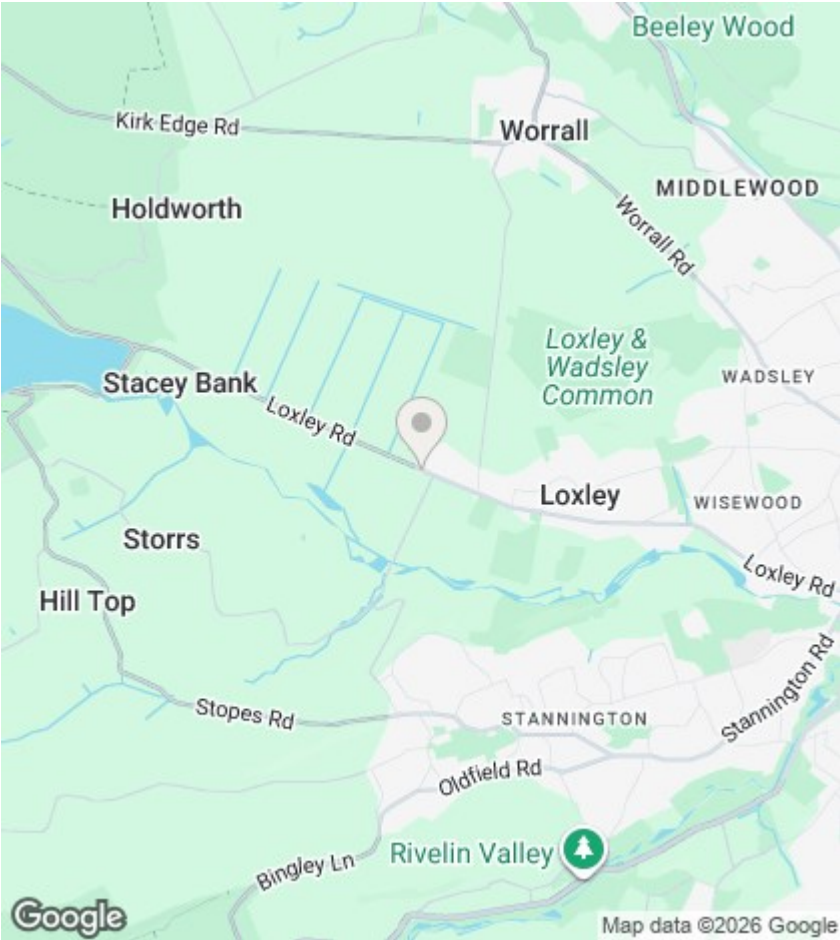
A practical entrance porch accessed through a part-glazed uPVC door, featuring carpet mat flooring, painted walls, a central heating radiator, and a ceiling light point. A solid internal door leads through to the kitchen.

GARDEN

A driveway runs alongside the attractive front garden, which is mainly laid to lawn and bordered by wooden fencing, mature trees, and shrubs, providing a good degree of privacy from neighbouring properties. A paved patio area to the front entrance offers an ideal space for outdoor seating and entertaining. Further benefits include flower beds and parking to the rear and a single garage, providing additional parking or useful storage.







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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC