



5 Ruby Lane, Mosborough, Sheffield, S20 5FH

Saxton Mee

5 Ruby Lane

Mosborough

Price Guide

£350,000

Guide Price £350,000 - £370,000

Transformed by a superb recent rear extension; this beautifully presented three bedroomed detached family home is exceptionally well located fronting onto a "green" which is ideal for children or pets and gives a lovely open aspect.

Standing within this sought after recently established residential development which is most conveniently placed for a host of local amenities including excellent transportation links to the city and motorway network, the property is equally ideal for a family or couple with the well appointed property having been upgraded considerably from the standard specification and offering gas fired central heating and uPVC double glazing.

The property briefly comprises: hall with personnel door into the garage, downstairs WC, office overlooking the front with built in cupboard, Living room with feature fireplace and shelving to the recesses, superb open plan extended 'L' shaped family dining kitchen with a range of units and integrated appliances which flows round to the dining area having doors leading onto the garden.

First floor landing off which opens three double bedrooms (master bedroom having an excellent en-suite shower room and fitted wardrobes, superb family bathroom with bath and separate walk in shower.

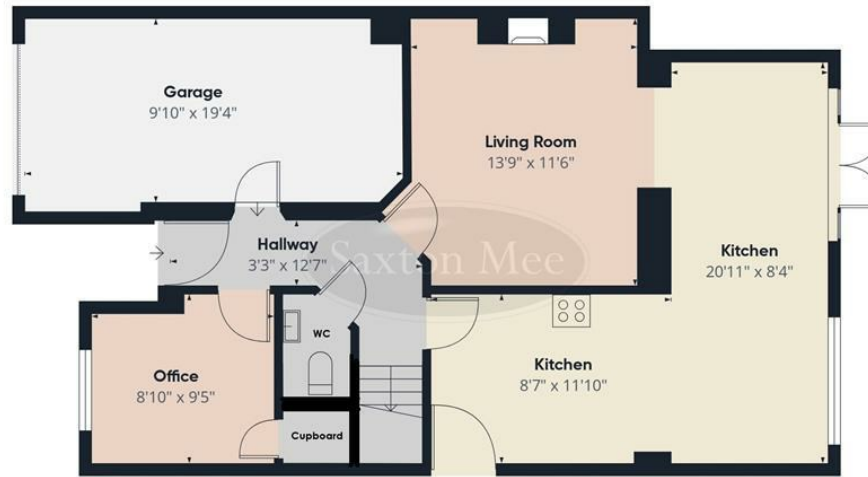
Outside: privately situated on a small road off the main road serving just four properties, there is off road parking and integral garage with EV Podpoint charging point. To the rear is a fully enclosed mainly lawned garden with patio terrace and childrens play area.

Note: planning application and preliminary designs have been submitted to Sheffield Council for a loft conversion to add two additional rooms



- Considerably extended at the rear
- Three double bedrooms and two bathrooms
- Private location off the main road
- Double glazing and central heating
- Convenient location
- Living room with feature fireplace
- En-suite to master bedroom
- EPC: B
- Council Tax Band: D
- Tenure: Freehold





Floor 0



Floor 1



Approximate total area⁽¹⁾
1297 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

