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morfittsmith

Apartment 12 Lem-  
ont House, 53 Lemont  
Road, Totley,  
S17 4GJ



**A stunning modern 2-bed apartment in the scenic Lemont development: Lemont House. This home has been maintained to an immaculate standard, with superb access to the majestic Peaks.**





### **Time to explore.**

Totley is a fantastic rural community on the far south-west edge of Sheffield, just on the cusp of the magnificent Peak District itself. This is a superb area that gives you a peaceful atmosphere as well as surprisingly good transport links across the region and in towards the city centre. This makes Totley an excellent choice for those seeking to escape the city noise without compromising on convenience. Not only are there a range of lovely local shops and services, but the A621 which runs through Totley becomes the beloved Abbeydale Road up towards the ring road. This grants you limitless access to a huge array of attractions, ranging from exceptional pubs and breweries to delicious dining options, and even a stunning heritage cinema, The Abbeydale Picture House. Lemont Road itself is particularly well placed, directly opposite the Green Oak Recreation Grounds, situated on a residential street of family homes ideal for idyllic living. This stunning red-brick development of apartments is sleek and sophisticated throughout. It even features allocated residential parking facilities to the front of the homes, making it the perfect choice for commuting professionals.

## Step inside your new home.

Step inside your new home:

You enter Lemont House via a modern hallway leading to two bedrooms and a large lounge/diner. Both bedrooms are immaculate doubles, however bedroom 1 is especially generous in scale. Bedroom 1 has ample fitted storage and space for other furnishings such as a dressing table or desk space. Bedroom 2 would also double as an exquisite home office. The lounge/diner is a sleek design with neutral décor and attractive wooden flooring. There is plenty of space for comfy seating, a large dining set, and an entertainment system, making it perfect for relaxing with friends. Around the corner is a modern fitted kitchen with smart integrated appliances and generous worktops and storage space, ideal for food preparation. From here you can access the lavish private balcony, the perfect sunny spot for dining outdoors in the summertime. The full bathroom branches off the open-plan lounge/diner, comprising of an immaculate three-piece suite, a broad mirror with a storage shelf for toiletries, a towel radiator, and a practical shower head over the bath.







Lemont House  
53 Lemont Road  
Apts. 1-14



The MorfittSmith Building,  
67 Middlewood Road,  
Sheffield, S6 4GX



0114 232 1764



[www.morfittsmith.co.uk](http://www.morfittsmith.co.uk)



[sales@morfittsmith.co.uk](mailto:sales@morfittsmith.co.uk)



[lettings@morfittsmith.co.uk](mailto:lettings@morfittsmith.co.uk)



[newhomes@morfittsmith.co.uk](mailto:newhomes@morfittsmith.co.uk)



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