

FOR SALE



Lilly Hall Road, Maltby
Offers Over £350,000


MARTIN & CO



Lilly Hall Road, Maltby

4 Bedrooms, 1 Bathroom

Offers Over £350,000

- Detached house
- Four bedrooms
- Conservatory
- Double garage
- Landscaped garden

This four-bedroom detached home on Lilly Hall Road in Maltby is a well-appointed space that combines modern touches with practical family living. Designed with attention to detail, it offers access to key commuter routes, public transport options, and a range of local amenities, making it ideal for those who value convenience.

Upon entering through the entrance hall. The kitchen impresses with its sleek two-tone fitted wall and base units, complete with integrated appliances. The dining space gives access to the steps leading down to the lounge, featuring a stylish fire surround, and French doors that open up to the conservatory. The conservatory provides a lovely space to enjoy views of the landscaped rear garden, a perfect spot to unwind or entertain guests.

On the ground floor, a practical cloakroom and utility room add convenience to everyday living. The first-floor landing leads to four well-sized bedrooms, with two benefitting from fitted wardrobes, offering ample storage space. The modern shower room is finished with contemporary fittings, adding to the overall appeal of this home.

Outside, a block-paved driveway offers off-road



parking and leads to a spacious double garage. The rear garden is beautifully maintained, featuring a mix of lawn and patio areas that create an ideal outdoor space for relaxing or hosting family and friends. The garden's thoughtful landscaping provides a peaceful backdrop to this family home, adding to its appeal.

Maltby is well-connected with nearby links to the M18 and A1, making it ideal for those commuting to Rotherham, Doncaster, or Sheffield. Local amenities include a variety of shops, schools, and leisure facilities, ensuring that everything needed for day-to-day life is within easy reach.

A HIGH-SPECIFICATION home with STUNNING landscaped gardens, set in a convenient location with EXCELLENT commuter access and LOCAL AMENITIES nearby.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



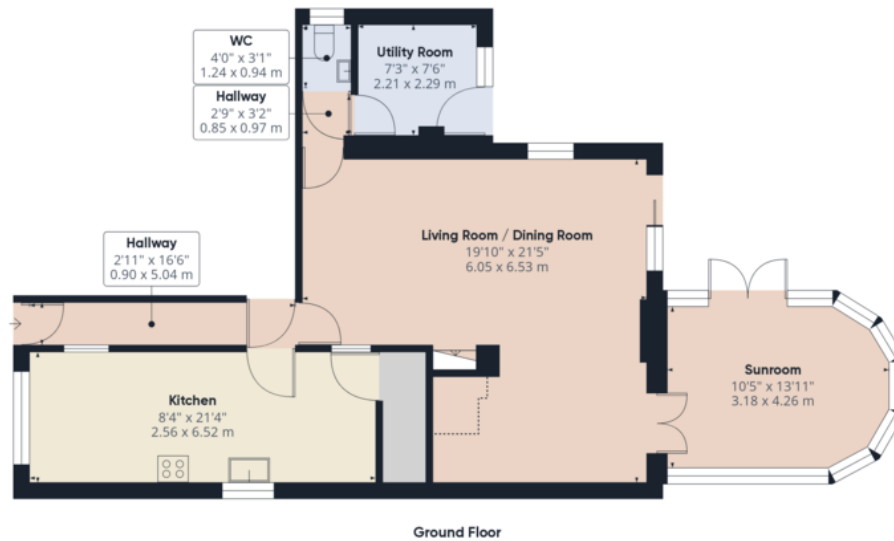
DON'T TAKE LIFE TOO SERIOUSLY.
NOBODY GETS OUT ALIVE ANYWAY

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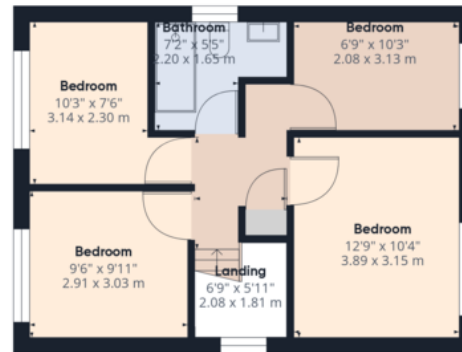


Approximate total area⁽¹⁾

1294.04 ft²
 120.22 m²

Reduced headroom

10.53 ft²
 0.98 m²



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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