

# Lapwing Place

Stafford, ST16 1FX

John German







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Stafford, ST16 1FX

Offers in excess of £400,000

An executive style detached family home with over 2,000 sq.ft of versatile accommodation over three floors, situated within a popular modern development of homes.





This executive detached family home has accommodation extending over 2000 sq.ft spread across three floors, designed meticulously to suit modern family living.

Internally the property has a welcoming entrance hallway with herringbone design flooring, carpeted stairs rising to the first floor landing and cleverly designed understairs storage. On your left is a versatile reception room currently used as a formal dining room, but could be utilised as a sitting room, family room or study. Behind is the spacious living room with herringbone design flooring and French doors leading out to the rear garden.

The modern dining kitchen is fitted with an extensive range of two-tone wall and base units, stylish worktops and a range of integrated appliances. Light grey ceramic tiled flooring runs underfoot, there are spotlights to the ceiling, window to the side aspect and a bay window to the front aspect. Leading off is a useful utility room with space and plumbing for a washing machine, matching base units to the kitchen, an inset stainless steel sink and drainer, wall mounted boiler, a door out to the rear garden and a door into the guest's cloakroom/WC.

The first floor accommodates three generously bedrooms with the master bedroom benefitting from its own dressing area with fitted wardrobes and a luxury en-suite bathroom. Serving the other two bedrooms is a modern family bathroom.

On the second floor there are two double bedrooms along with a contemporary shower room.

Outside to the front of the property is a tarmac driveway providing off-road parking which leads to the detached double garage with up and over doors, power, lighting and storage space above.

To the rear of the property is a fair sized fully enclosed garden that has been attractively landscaped having a patio seating area, astro-turf lawn and decked seating area ideal for summer entertaining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** TBC

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

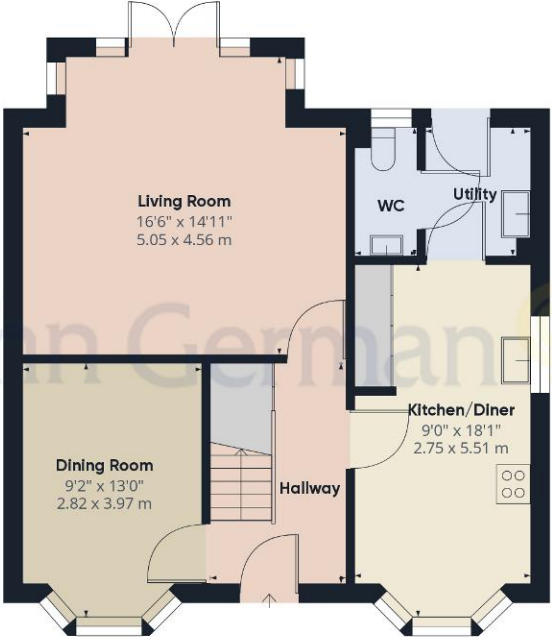
**Our Ref:** JGA/13022024

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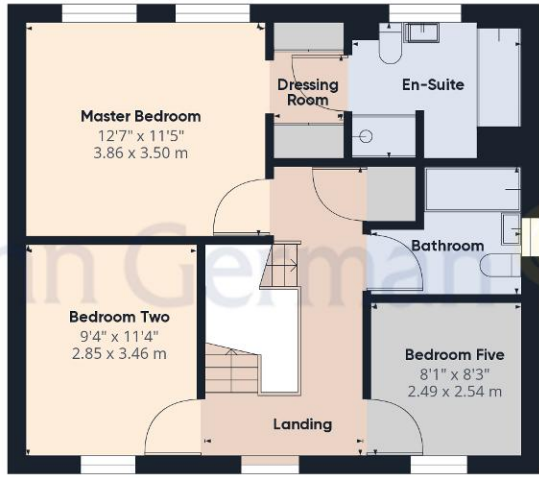




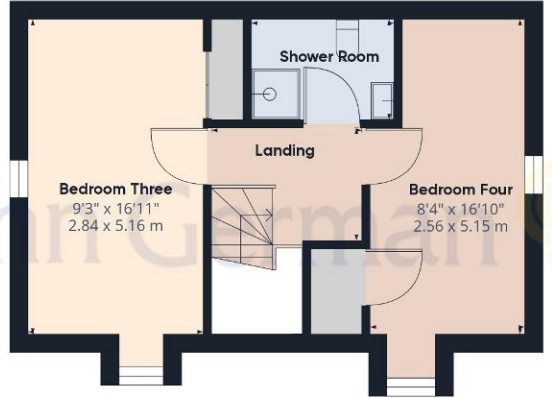




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
2044.58 ft<sup>2</sup>  
189.95 m<sup>2</sup>

(1) Excluding balconies and terraces

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



### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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