

# Lapwing Place

Stafford, ST16 1FX

John German



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£400,000

An immaculately presented modern detached house which is appointed to a high specification, and has a particularly attractive and spacious dining kitchen. In addition, externally there is an excellent home office/studio.



Accommodation: Reception hall with stairs rising to the first floor landing, useful understairs storage cupboard. Guest cloakroom with WC and wash basin.

Delightful lounge with front facing bow window and a superb and spacious dining kitchen, which is beautifully appointed having an extensive range of contrasting gloss units with modern work surfaces and stainless steel 1.5 bowl sink and drainer. Integrated appliances comprise gas hob with glass splash plate and stainless steel extractor canopy above, double oven, dishwasher, wine cooler and a fridge/freezer. There is downlighting, vertical radiator and attractive flooring that extends into the dining area, which has feature wall covering to one wall and double French style doors and side windows opening to the terrace and garden. Utility room has space and provision for domestic appliances, stainless steel sink and drainer, further range of cupboards and a wall mounted boiler. First floor landing having linen cupboard, and off which leads four double bedrooms. Bedrooms one and two are both ensuite and have attractive tiling and comprise shower, pedestal wash basins and WC. The family bathroom has a bath with screen and electric shower, pedestal wash basin, WC, chrome vertical towel radiator and superb tiling.

Outside: The property stands back from the road, there is a double width drive, garden area and also access to the garage which has a personal door to the side. Gated side entrance leading to the rear garden, which has a patio area with attractive outdoor kitchen (please note the BBQ is not included), path leading to a superb home office/studio providing an outstanding addition to this lovely property. There is also a further sun terrace. Spacious lawned areas with raised sleeper borders.

The property is situated in this popular location, which is particularly convenient for the county town centre of Stafford. Stafford has the benefit of an intercity railway station where there are regular services to London Euston, some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes:

1. The land registry document does refer to rights and covenants, and a copy of the document is available on request.
2. The property is subject to a green space charge currently £146.37 per annum to Mallard Walk Management Company Ltd.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway & garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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:** Staffordshire County Council / Tax Band E

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

**Our Ref:** JGA02072025

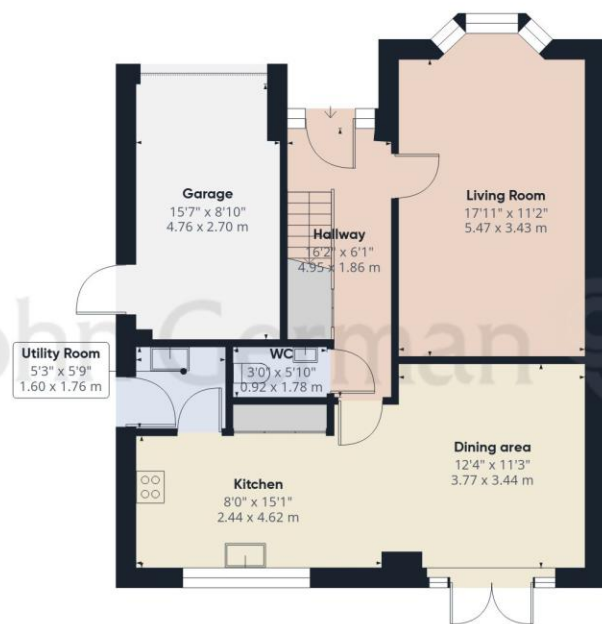
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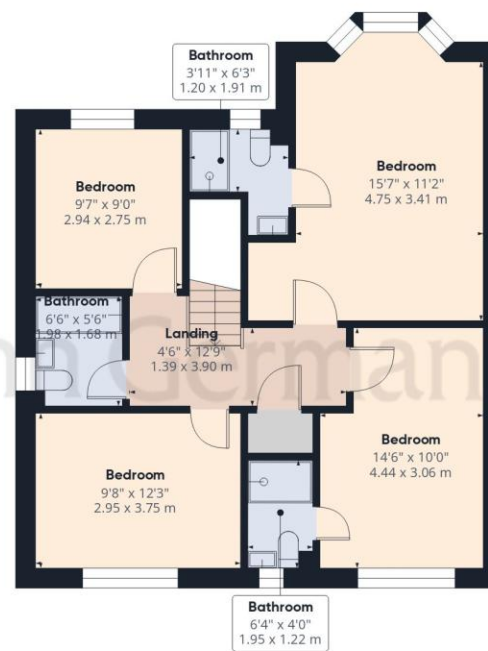








Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1708 ft<sup>2</sup>

158.6 m<sup>2</sup>

(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.





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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