

The Lawns, Rolleston-On-Dove, Burton-On-Trent, DE13 9DD  
**£240,000**





OFFERED FOR SALE WITH NO UPWARD CHAIN - A three-bedroom semi-detached dormer bungalow, situated in a desirable village location with excellent access to local amenities and transport links. This property features a spacious lounge diner, a ground-floor bedroom, and two double bedrooms on the first floor. Outside, it benefits from a driveway with garage parking and a generously sized enclosed garden.



## Ground Floor

The ground floor of this property welcomes you through a UPVC front entrance door into a bright entrance hallway, complete with a central heating radiator and stairs leading to the first floor. Doors open to a range of rooms, including a ground-floor bedroom with a double glazed window to the front, and a family bathroom equipped with a three-piece suite. The bathroom features a bath with shower over, separate hot and cold taps, a wash hand basin, a low-level WC, a heated ladder towel rail, and tiled walls, with a double glazed window providing natural light from the side elevation. The kitchen is well-fitted with a selection of matching wall and base units, a four-ring gas hob, an electric oven, and a roll-edge preparation work surface. It also includes a sink with a mixer tap, drainer, and space for a washing machine and fridge, with a double glazed window to the rear and a side access door. The spacious lounge diner offers ample room for relaxation and entertaining, with two central heating radiators, a double glazed window to the front, and a sliding door that opens onto the garden.

## First Floor

Moving to the first floor, the landing provides access to two comfortable double bedrooms. The master bedroom enjoys natural light through a double glazed window to the side elevation and includes a built-in sliding mirror wardrobe for convenient storage. Bedroom two, with its double glazed window overlooking the rear garden, benefits from a central heating radiator and an additional storage cupboard.

## Outside



**ABODE**  
SALES & LETTINGS

The front of the property features a driveway providing ample parking and leading to a detached garage, with a side gate offering convenient access to the rear garden. The rear garden is generously sized and mainly laid to lawn, with a pathway extending to a charming seating area at the bottom. Adjacent to the property is a patio area, perfect for outdoor entertaining, all enclosed by timber fencing for added privacy.



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Floor 0

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

70.41 m<sup>2</sup>

757.9 ft<sup>2</sup>

(1) Excluding balconies and terraces



Floor 1

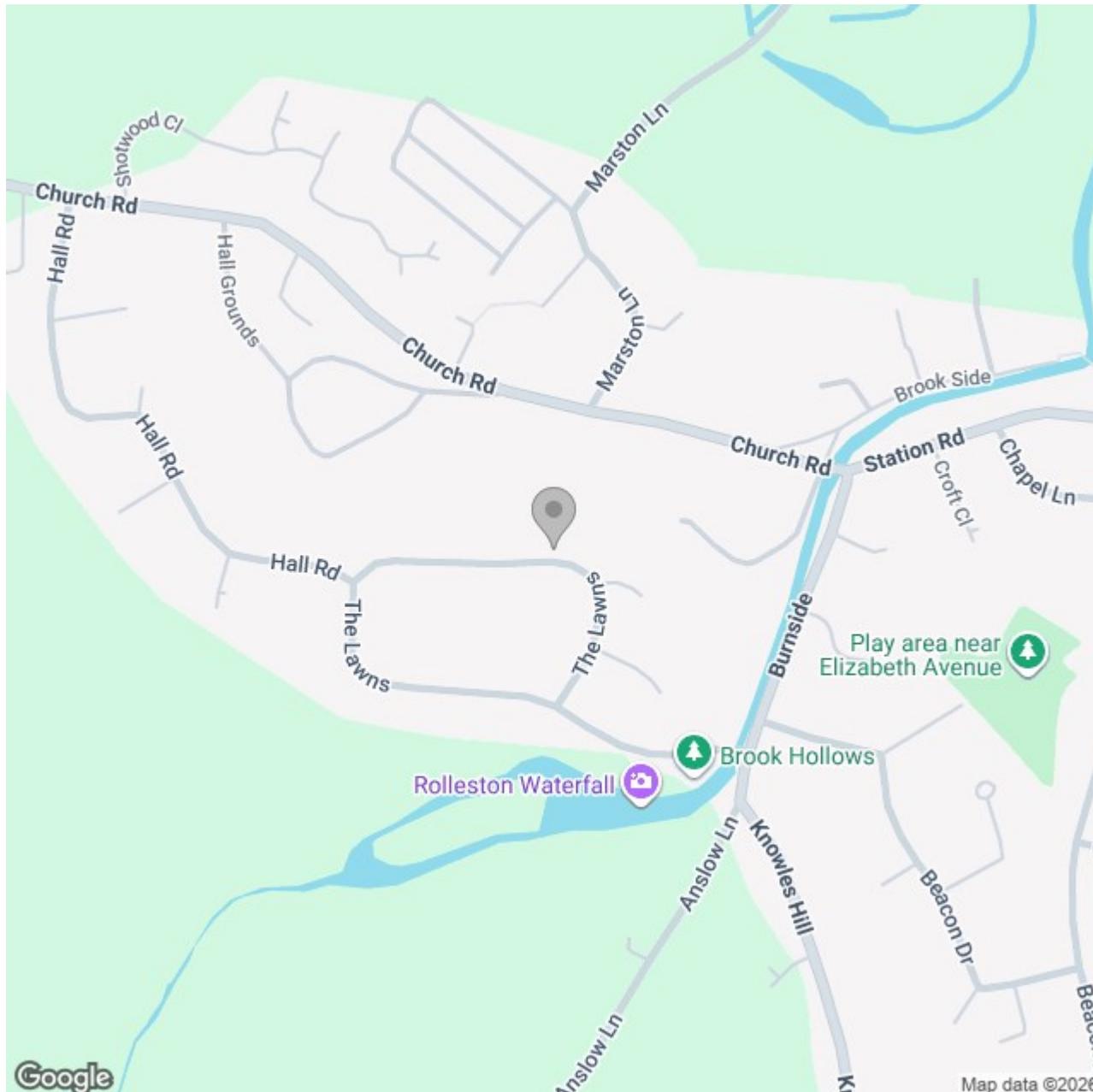
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC