



LINGFIELD ROAD, NORTON CANES



Ground Floor

Entrance Hall

Enter the property via a composite/partly glazed front door and having a ceiling light point, a central heating radiator, carpeted flooring, a carpeted stairway leading to the first floor and doors opening to the lounge and the guest WC.

Lounge

15' 7" x 12' 0" (4.75m x 3.65m)

Having a uPVC/double glazed walk-in bay to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, an electric fire with a fireplace surround, a television aerial point, carpeted flooring and an archway opening to the dining room.

Dining Room

10' 0" x 8' 6" (3.05m x 2.59m)

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a door opening to the kitchen.

Kitchen

11' 7" max x 15' 0" (3.53m x 4.57m max)

Being fitted with a range of handle-less wall, base and drawer cabinets with quartz worksurface over and matching upstands and having three uPVC/double glazed windows two to the rear aspect and an obscure window to the side aspect, two ceiling light points, a central heating radiator, vinyl flooring, an under mounted sink with drainer grooves inset into the quartz worktop, an electric oven integrated in a tall cabinet, a combination microwave integrated in a tall cabinet with a warming drawer below, an integrated, upright fridge freezer, a large induction hob with an angled extraction unit over, an integrated dishwasher, a door opening to a storage cupboard and a uPVC/partly double glazed door to the side aspect opening to the rear garden.

Guest WC

Having an obscured uPVC/double glazed window to the front aspect, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, a ceiling light point, a chrome-finished central heating towel rail and carpeted flooring.

First Floor

Landing

Having a ceiling light point, carpeted flooring, an airing cupboard, access to the loft space, a smoke alarm and doors opening to the three bedrooms and the family bathroom.

Bedroom One

10' 4" x 12' 0" max (3.15m x 3.65m max)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, built-in wardrobes, carpeted flooring and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, additional fitted storage cabinets, tiled flooring, partly tiled walls and a shower cubicle with an electric shower installed.

Bedroom Two

19' 4" x 8' 0" (5.89m x 2.44m)

Having two uPVC/double glazed window one to the front aspect and an obscured window to the side aspect, an obscured, double glazed Velux style window to the rear aspect which has an integrated roller blind, a ceiling light point, a central heating radiator, eaves storage and laminate flooring.

Bedroom Three

10' 10" x 9' 0" (3.30m x 2.74m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpet flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, carpeted flooring, partly tiled walls, an extraction unit and a bath with a mixer tap which has a shower head.

Outside

Front

Having a large, block-paved driveway suitable for parking multiple vehicles, decorative, low-level, wrought-iron fencing, courtesy lighting, various trees, shrubs and bushes, access to the garage and access to the rear of the property via a wrought-iron side gate.

Garage

Having power, lighting and an up and over door.

Rear

Having a patio seating area, a lawn retained by a low-level brick wall, a cold-water tap, security lighting, courtesy lighting, various trees, shrubs and bushes and access to the front of the property via a wrought-iron side gate.

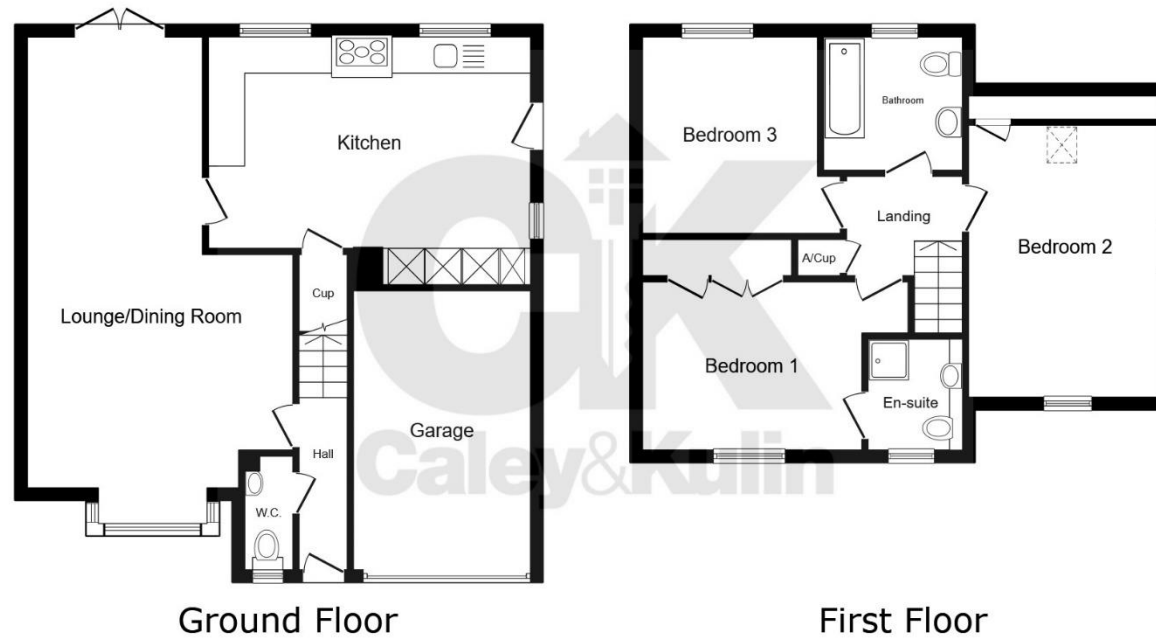








* An immaculately presented family home situated in a very desirable location *



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: C

EPC Rating: Awaiting EPC

Tenure: Freehold

Version: CK2075/001



Find us on facebook

facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

