



## 20 Lapwing Road

Stoke-On-Trent, ST7 4XP

**Price £350,000**



Here at Carters we are delighted to welcome to the market this stunning and beautifully presented detached family home. Positioned perfectly, being just a short walking distance to Kidsgrove Town Centre, you will find the best of the town's amenities and transport links, such as, an abundance of shops, eateries, the local train station and supermarkets, as well as fantastic schools around the corner. You can also take a short drive out to the surrounding towns, where you can also enjoy picturesque walks and amenities including, the likes of Biddulph Grange Country Park and the historic Mow Cop Castle.

This impressive property provides an ideal purchase for young families and growing families alike, boasting top of the range finishes and spacious accommodation throughout. On entering the property you are welcomed into the entrance hall with access to the ground floor W/C and stairs to the first floor. The lounge is warm and welcoming allowing you to relax and unwind after a busy day at the office. The kitchen/Diner has a range of modern high gloss units, and benefits from a luxury island making this a great space for entertaining family and friends, with bi-folding doors leading through to the conservatory. Heading up the stairs you will find four good size bedrooms all with fitted wardrobes and units, an en-suite and a family bathroom to enjoy. To the rear, there is a larger than average conservatory, which leads out into the garden and onto the patio area. The rear garden is private and low maintenance, enjoying a lawned area, pretty seasonal shrubs, and raised decking. To the front, there is a detached double garage, as well as a large tarmac driveway providing off-road parking for several vehicles as well as a generous front garden with established shrubs providing extra privacy.

We strongly recommend viewings to avoid any disappointment. Call our friendly team to arrange your viewing on 01782 470391.

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## Entrance Hall

Double glazed composite entrance door to the side elevation. Wooden flooring. Stairs to the first floor. Radiator. Coving.

## W/C

UPVC double glazed window to the front elevation. Low level W/C. Circular hand wash basin. Tiled floor. Tiled walls. Chrome heated towel rail. Inset ceiling spotlights.

## Lounge

16'10 x 11'3 (5.13m x 3.43m)

UPVC double glazed window to the front elevation. Wall mounted featured electric fireplace. Laminate flooring. Television point. Radiator. Coving.

## Kitchen/Diner

17'10 x 16'2 (5.44m x 4.93m)

UPVC double glazed window to the side elevation. Double glaze bi-folding doors leading to the conservatory. Modern fitted high gloss drawers, wall and base units. Breakfast island with a 4 ring induction hob and an oversized extractor hood. Wood effect work surfaces incorporating inset one and a half bowl sink with a drainer and mixer tap. Built in electric oven and microwave. Integrated appliances. Wood flooring. Two radiators. Inset ceiling spotlights. Coving.

## Conservatory

15'2 x 11'4 (4.62m x 3.45m)

UPVC double glazed windows and UPVC double glazed french patio doors. Wood flooring.

## First Floor Landing

UPVC double glazed window to the side elevation. Wooden floor. Storage cupboard. Coving. Loft access.

## Bedroom One

13'3 x 9'2 (4.04m x 2.79m)

UPVC double glazed window to the front elevation. Fitted wardrobes and units. Laminate flooring. Radiator

## En Suite

UPVC double glazed window to the side elevation.

Shower enclosure with a wall mounted shower. Wall mounted wash hand basin. Low level W/C. Tiled floor. Tiled walls. Chrome heated towel rail. Coving. Inset ceiling spotlights.

## Bedroom Two

9'2 x 9'1 to wardrobes (2.79m x 2.77m to wardrobes )

UPVC double glazed window to the rear elevation. Built in wardrobes and units. Laminate flooring. Radiator. Inset ceiling spotlights. Coving.

## Bedroom Three

10'1 x 8'6 (3.07m x 2.59m)

UPVC double glazed window to the front and side elevation. Built in wardrobes and units. Laminate flooring. Radiator. Coving. Inset ceiling spotlights.

## Bedroom Four

10'10 x 4'0 (3.30m x 1.22m )

UPVC double glazed window to the side elevation. Built in wardrobes and units. Wooden floor. Radiator. Coving.

## Bathroom

UPVC double glazed window to the side elevation. Fitted suite comprising of a panelled bath. Wall mounted wash hand basin. Low level W/C. Tiled floor. Tiled walls. Chrome heated towel rail. Inset ceiling spotlights.

## Exterior

To the rear, there is a larger than average conservatory, which leads out into the garden and onto the patio area. The rear garden is private and low maintenance, enjoying a lawned area, pretty seasonal shrubs, and raised decking. To the front, there is a detached double garage, as well as a large tarmac driveway providing off-road parking for several vehicles as well as a generous front garden with established shrubs providing extra privacy.

## Additional Information

We are led to believe the property is freehold and Council tax band D.

## Services

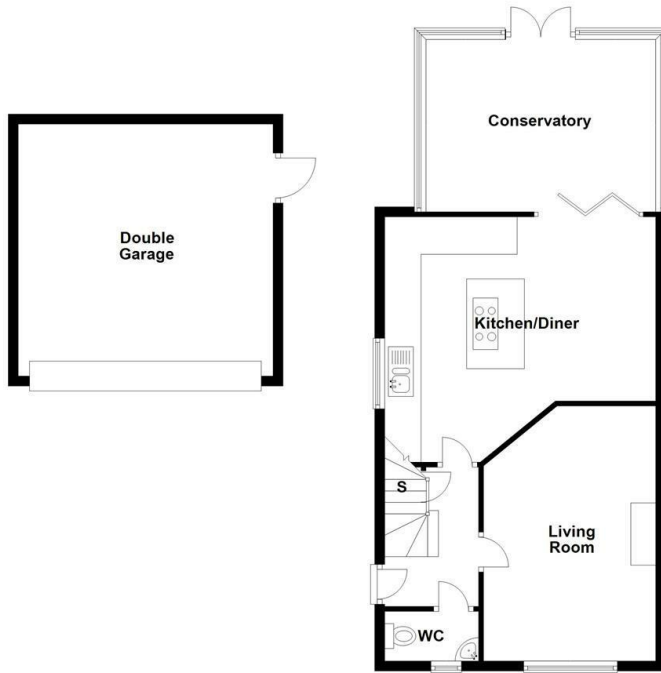
The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

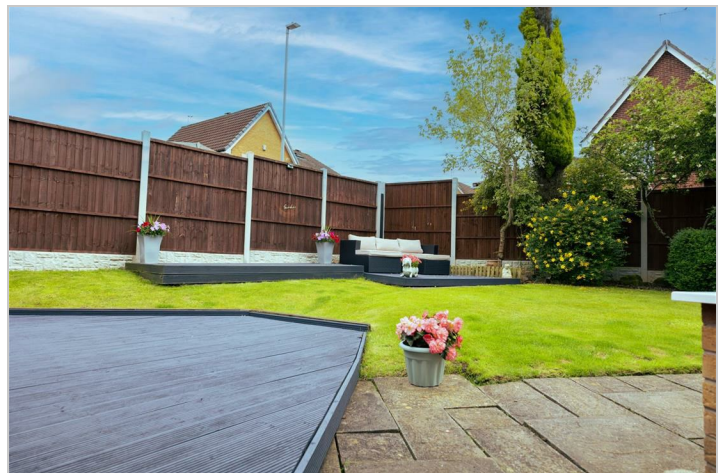
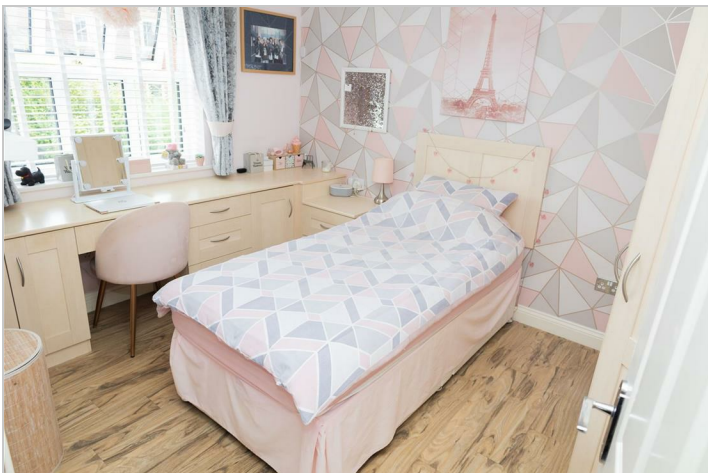
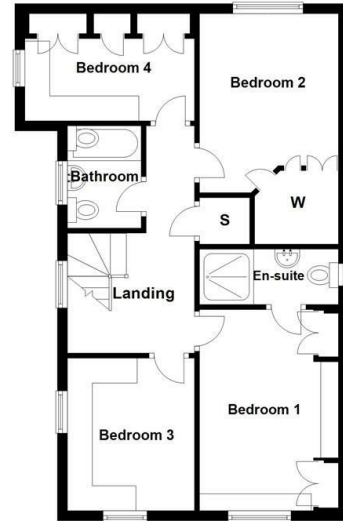
Tel: 01782 470391



Ground Floor



First Floor



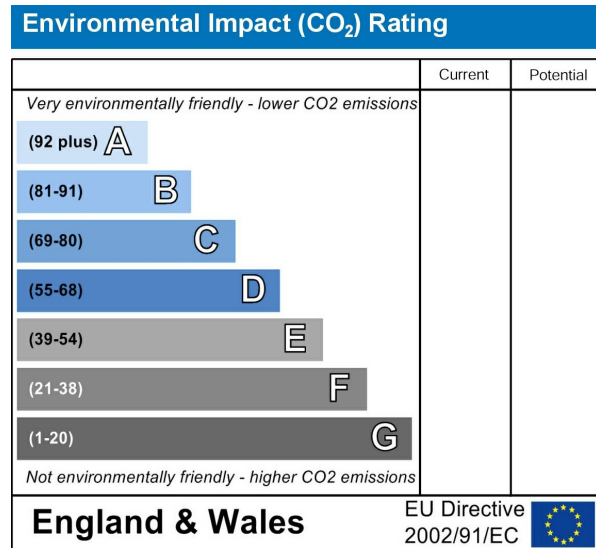
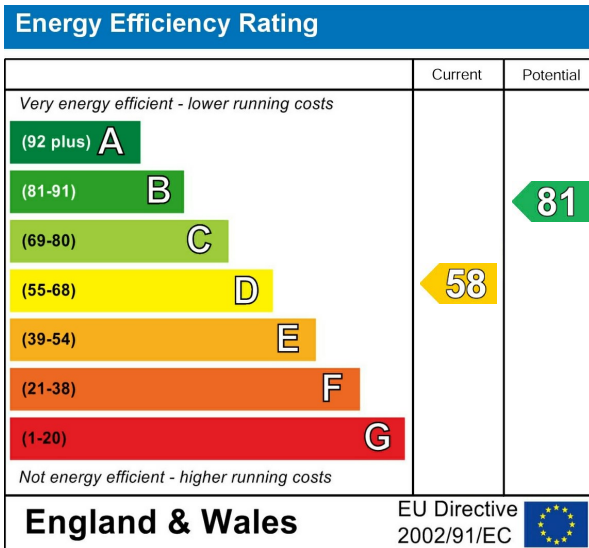
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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