



The Lawns, Rolleston on Dove,
Burton-on-Trent



3



1



2

Guide price £260,000



Key Features

- Three Bedroomed Semi Detached Home
- Extended To The Side
- Lovely Position Overlooking Rolleston Waterfall
- Upvc Double Glazing & Gas Fired Central Heating
- Deep Fore Garden Providing Ample Parking & Leading To A Carport
- Immediate Vacant Possession
- EPC rating D
- Freehold





Newton Fallowell are delighted to be able to offer for sale this traditionally constructed three bedroomed, semi detached, extended home which occupies a lovely position within the heart of this desirable village. Extended to the front and side the home provides accommodation which in brief comprises: - entrance hall, bay windowed front sitting room, dining room, kitchen, side lobby, guest cloak room, utility room, on the first floor a landing leads to three well proportioned bedrooms and shower room. Outside are pleasant gardens to front and rear, and a block paved driveway to the front provides access to a carport.

Accommodation In Detail

Open Canopied Entrance

having lighting and hardwood obscure double glazed entrance door leading to:

Entrance Hall 4.61m x 1.81m (15'1" x 5'11")

having Upvc double glazed window, quality fitted laminate flooring, one central heating radiator, fitted smoke alarm, staircase rising to first floor and thermostatic control for central heating.

Front Sitting Room

having Upvc double glazed walk-in bay window to front elevation, coving to ceiling, one central heating radiator, fitted wall light points and feature pine fireplace with Sandstone backplate and hearth together with inset living flame gas fire.

Dining Room 3.07m x 2.7m (10'1" x 8'11")

having coving to ceiling, one central heating radiator, sliding double glazed patio doors opening onto the rear patio and garden beyond.

Kitchen

having a good range of white fronted base and eye level units with complementary rolled edged working surfaces, cupboard

containing fitted Worcester condensing gas fired central heating boiler, ceramic tiling to floor, useful storage cupboard housing the gas and electric meters, polycarbonate sink and draining unit, Upvc double glazed window to rear elevation, integrated double oven, microwave, hob and extractor.

Side Lobby

having one central heating radiator, half obscure double glazed door to front and ceramic tiling to floor.

Guest Cloak Room

having low level twin flush wc, one central heating radiator, pedestal wash basin and obscure glazed window to front elevation.

Utility Room 1.78m x 1.85m (5'10" x 6'1")

having Upvc double glazed window to rear elevation, range of built-in white fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit and ceramic tiling to floor.

On The First Floor

Landing

having Upvc double glazed window to side elevation, one central heating radiator, access to loft via retractable ladder and airing cupboard incorporating lagged hot water cylinder.

Master Bedroom

having Upvc double glazed window to front elevation and range of sliding mirror fronted wardrobes.

Bedroom Two 3.42m x 3.31m (11'2" x 10'11")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 2.52m x 2.58m (8'4" x 8'6")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs storage cupboard.





Shower Room

having oversized shower enclosure with thermostatically controlled shower, low level twin flush push button wc, pedestal wash basin, obscure Upvc double glazed window to rear elevation, full tiling complement to shower area and to the rear wall and ceramic tiling to floor.

Outside

To the front of the home is a deep mainly lawned fore garden with a variety of mature shrubs. An adjacent block paved driveway provides ample parking and leads to a covered area/carport. A pathway to the side provides access to the rear of the home whereby a large patio extends onto a pleasant and private rear garden designed for ease of maintenance. There are two useful sheds, external lighting and water supply.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

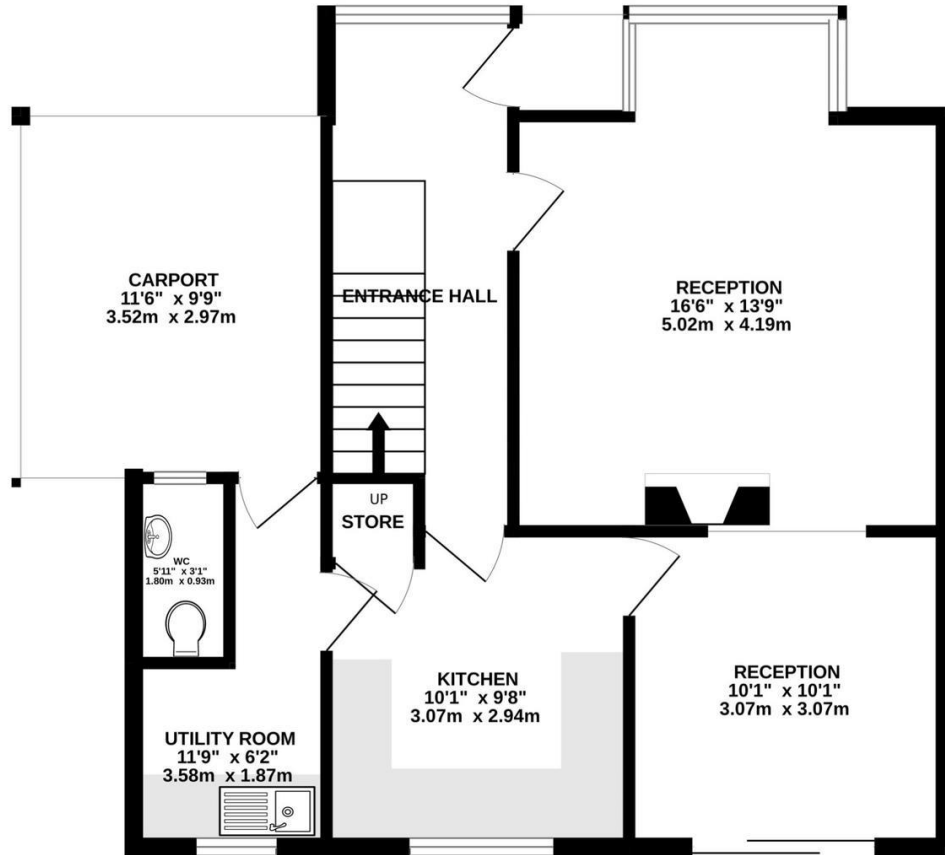
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

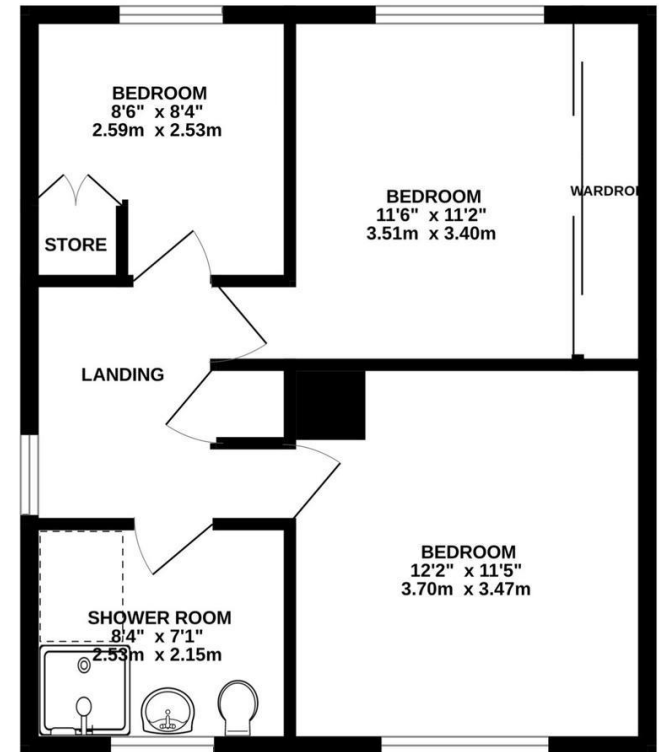




GROUND FLOOR
689 sq.ft. (64.1 sq.m.) approx.

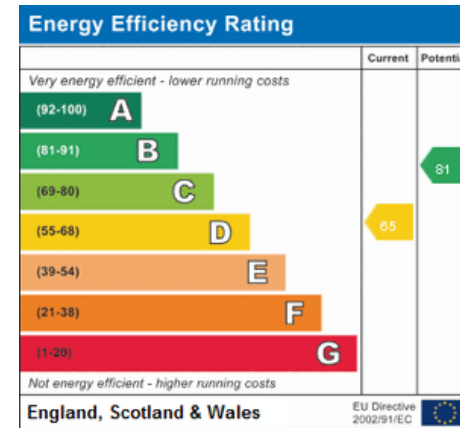


1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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