



Lawsonia Pratts Lane, Mappleborough Green Studley B80 7BN



welcome to

Lawsonia Pratts Lane, Mappleborough Green Studley

A Delightful, DETACHED THREE BEDROOM DORMER BUNGALOW set in the desirable Mappleborough Green location.

Benefits from a double garage, four reception rooms, and an easy to maintain rear garden. You need to come and take a look!





Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Kitchen

11' 3" max x 9' 10" max (3.43m max x 3.00m max)
Double glazed window to front. Wall and base units.
Sink and drainer with mixer tap. Tiling to splash
prone areas. Central heating radiator. Integrated
appliances. Door to conservatory.

Conservatory

17' 8" max x 10' 4" (5.38m max x 3.15m)
Double Glazed windows to rear. Door with glazed
panel inset to rear. Central heating radiators.

Entrance Hallway

Central heating radiator.

Study

10' x 10' (3.05m x 3.05m)
Double Glazed window to front. Central heating
radiator.

Bathroom

Obscure Double Glazed window to rear. Low level
toilet. Sink and pedestal. Shower cubicle. Central
heating radiator. Bath. Tiling to splash prone areas.

Dining Room

18' 4" x 9' 11" (5.59m x 3.02m)
Double Glazed window to rear. Central heating
radiator. Obscure glazed double doors into reception
room 2.

Reception Room Two

22' 5" x 16' 1" (6.83m x 4.90m)
Double Glazed Double sliding doors to rear. Two
central heating radiators. Two Double Glazed
window to side.

Utility

10' 6" max x 5' 10" max (3.20m max x 1.78m max)
Obscure Double Glazed window to side. Wall
mounted sink. Wall and base unit. Plumbing for
laundry appliances. Central heating radiator.

Garage

16' 11" x 14' 8" (5.16m x 4.47m)

Electric door. Loft space.

Bathroom

Obscure Double Glazed window to rear. Bath. Close
coupled toilet. Sink and pedestal. Central heating
radiator.

Landing

Central heating radiator. Double Glazed window to
front.

Bedroom 1

12' 2" max x 11' 9" (3.71m max x 3.58m)
Double Glazed window to rear. Central heating
radiator. Fitted wardrobes.

Bedroom 2

13' 4" x 12' 3" (4.06m x 3.73m)
Double glazed window to rear. Central heating
radiator. Fitted wardrobes.

Bedroom 3

7' 11" x 7' 8" (2.41m x 2.34m)
Double Glazed Window to rear. Central heating
radiator. Fitted wardrobes.

Lounge

15' 10" x 15' 8" (4.83m x 4.78m)
Double Glazed window to conservatory. Double
Glazed double doors to rear. Central heating
radiator. Gas fire.

Rear Garden

Fencing to sides and rear. Paved patio.

Frontage

Driveway parking for multiple vehicles. Laid lawn.



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Lawsonia Pratts Lane, Mappleborough Green Studley

- DORMER BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- DOUBLE GARAGE
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers over
£500,000



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postcode not the actual property

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