

Lawnswood, Hollis Lane, Denstone, Uttoxeter. ST14 5HP



# welcome to

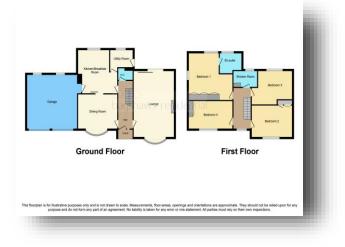
# Lawnswood, Hollis Lane, Denstone, Uttoxeter

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE this four bedroom detached family home situated off College Road with FAR REACHING COUNTRYSIDE VIEWS over Weaver Hills having two reception rooms, breakfast kitchen, utility, DOUBLE GARAGE, driveway and mature gardens.













Access to the property is gained driveway providing off road parking for several vehicles leading to:

**Open Porch:** With tiled roof leading to:

Entrance Door: Leading into:

**y** 

### Entrance Hallway:

15' x 7' 9" ( 4.57m x 2.36m ) Having doors off to:

#### **Guest Cloakroom:**

With low level w.c.; wash hand basin; set in a vanity unit; tiled flooring.

#### Lounge:

22' 6" x 14' 9" ( 6.86m x 4.50m ) Having double glazed bow window to the front elevation; double glazed window to the side elevation; feature fireplace housing a coal effect fire (originally an open fire); double glazed patio doors leading out to the rear garden; feature beams to the ceiling; wall lights; central heating radiator.

### **Dining Room:**

14' 7" x 11' 7" ( 4.45m x 3.53m ) With double glazed bow window; feature beams to the ceiling; wall lights; central heating radiator; sliding doors leading into:

### **Breakfast Kitchen:**

14' 8" x 13' 1" ( 4.47m x 3.99m )

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated Neff double oven; integrated Neff microwave oven with hob and cooker hood over; central island unit with cupboards beneath and breakfast bar over; double glazed window to the rear elevation; central heating radiator; complementary tiling; door leading into garage; door leading into:

## **Utility Room:**

With sink unit; plumbing for washing machine; central heating boiler; double glazed window to the rear elevation; door leading to the side elevation.

**Stairs From The Hallway:** 

Leading to:

#### **First Floor Landing:**

Having central heating radiator; double glazed window to the front elevation; doors off to:

## **Bedroom One:**

14' 9" x 10' 7" (  $4.50m \times 3.23m$  ) With fitted wardrobes; double glazed windows to the rear and side elevations; central heating radiator; door leading into:

### En Suite Bathroom:

Restricted head height. Having bath with wall mounted shower over; his and hers sink unit; low level w.c.; double glazed window to the rear elevation.

# **Bedroom Two:**

16' 1" x 10' ( $4.90m \times 3.05m$ ) With double glazed window; fitted wardrobes; central heating radiator.

# **Bedroom Three:**

14' 9" x 9' 6" (  $4.50m \times 2.90m$  ) With double glazed window; fitted wardrobes; central heating radiator.

# **Bedroom Four:**

16' x 15' 9" max ( 4.88m x 4.80m max ) Having double glazed window; central heating radiator.

# **Family Shower Room:**

Having walk-in shower; wash hand basin set in a vanity unit; low level w.c.; double glazed window to the rear elevation; central heating radiator.

### **Attached Double Garage:**

18' 9" x 18' 3" ( 5.71m x 5.56m ) Having two electric doors; door leading into breakfast kitchen; two windows to the rear elevation; power and lighting.

## Gardens:

To the front the garden is laid to lawn with tree and shrub plantings and the driveway provides off road parking for several vehicles leading to the double garage. The rear garden which is also laid to lawn with tree and shrub plantings, oil tank, greenhouse, garden shed having hedge boundaries.

# **Please Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Photographs may have been taken using a wide angle lens.





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- Council Tax Band F Detached Family Home with FAR REACHING COUNTRYSIDE VIEWS
- Four Bedrooms. En Suite Bathroom
- Family Shower Room. Guest Cloakroom
- Lounge. Dining Room. Breakfast Kitchen. Utility Room
- DOUBLE GARAGE. Beautiful Well Stocked Mature Gardens. Driveway

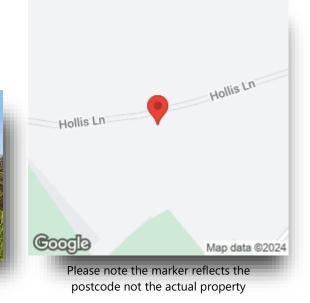
Tenure: Freehold EPC Rating: D

# £625,000









# view this property online bagshawsresidential.co.uk/Property/UTR108973



Property Ref: UTR108973 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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