



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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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:

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 x 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 x 3.05m)

With double glazed window; fitted wardrobes; central heating radiator.

Bedroom Three:

14' 9" x 9' 6" (4.50m x 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:

Photographs may have been taken using a wide angle lens.



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welcome to

Lawnswood, Hollis Lane, Denstone, Uttoxeter

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR108973 - 0006

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bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)