

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



56 Fawns Close, Adderley Green, Stoke on Trent, ST3 5FA

£315,995

- Detached House
- Downstairs Wc
- 2-Year Gleeson Warranty
- En-Suite
- Front And Rear Gardens
- 10-Year NHBC Warranty and Insurance
- Registered with NHQB
- Large Kitchen Diner

The Lanesborough is a beautiful four bedroom detached home that features a spacious living room leading into a contemporary kitchen-diner, with French doors leading out to the garden and a useful utility room.

Upstairs you'll find a main bedroom complete with a luxurious en-suite bathroom and three further versatile bedrooms, plus a family bathroom.

For more information call or e-mail us.

EXTRAS INCLUDED WORTH OVER £6,200...

- Upgraded kitchen with integrated appliances
- Glass splashback
- Upgraded sink and tap
- Shower over the bath
- Double power point
- Outside tap
- Power to the garage

Choose from one of four offers to help get you moving...

- Low Mortgage rates - with own new rate reducer.
- Part Exchange - With a guaranteed cash offer in seven days.
- £500 a month - towards your mortgage payments for two years
- 5% Deposit Contribution - contribute 5% of the purchase price towards your deposit.
- £5000 discount off



GROUND FLOOR

KITCHEN/DINING

16'3 x 10'7 (4.95m x 3.23m)

LIVING ROOM

16'0 x 9'10 (4.88m x 3.00m)

UTILITY

10'6 x 4'11 (3.20m x 1.50m)

WC

5'8 x 2'10 (1.73m x 0.86m)

FIRST FLOOR

BEDROOM ONE

16'3 x 10'8 (4.95m x 3.25m)

EN-SUITE

5'9 x 5'10 (1.75m x 1.78m)

BEDROOM TWO

13'6 x 9'11 (4.11m x 3.02m)

BEDROOM THREE

13'4 x 9'11 (4.06m x 3.02m)

BEDROOM FOUR

10'6 x 9'2 (3.20m x 2.79m)

BATHROOM

7'3 x 6'9 (2.21m x 2.06m)

INTEGRAL SINGLE GARAGE





Lanesborough
4 bedroom home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and great-sized living area.

Room	Metres	Feet & Inches
Kitchen / Dining	4.96 x 3.24	16'3" x 10'7"
Living Room	4.86 x 2.99	16'0" x 9'10"
Utility	3.20 x 1.50	10'6" x 4'11"
WC	1.73 x 0.87	5'8" x 2'10"

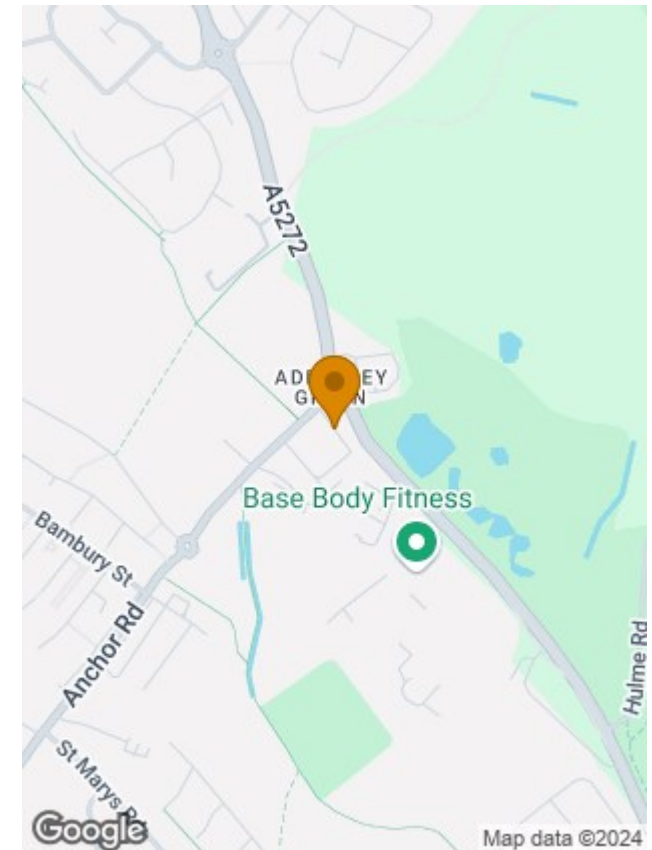
Total liveable area 1211ft² / 112.55m²

Room	Metres	Feet & Inches
Bedroom 1	4.96 x 3.25	16'3" x 10'8"
Bedroom 2	4.11 x 3.03	13'6" x 9'11"
Bedroom 3	4.06 x 3.03	13'4" x 9'11"
Bedroom 4	3.19 x 2.80	10'6" x 9'2"
Bathroom	2.22 x 2.07	7'3" x 6'9"

gleeson NEW HOMES QUALITY CARE

Images, dimensions, and layouts are indicative only and not site specific. Some images may also show optional upgrades at additional cost. Plot, zoning, elevations and finishes may vary. These should be checked with your Sales Executive. Caravans are provided to selected plots. Your Sales Executive will be able to confirm whether your chosen plot includes a garage. Version one, printed October 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

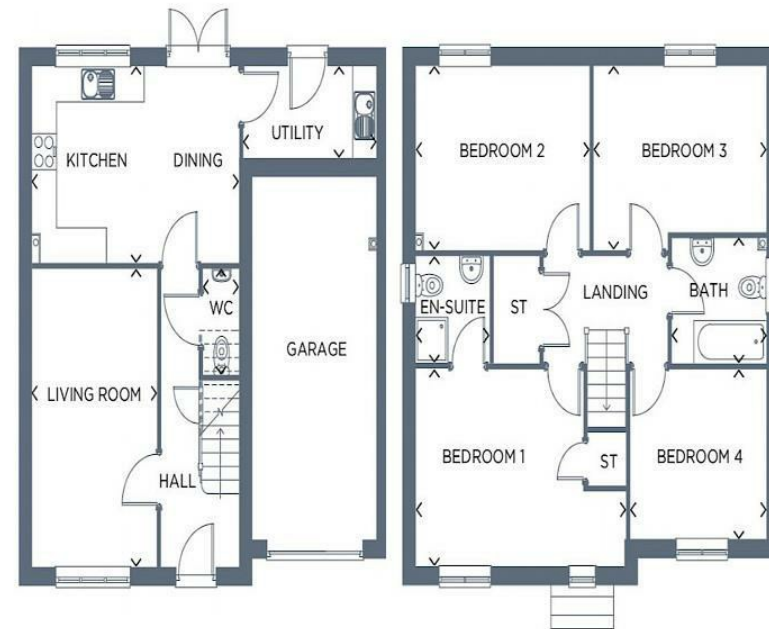
Tenure - Freehold

Council Tax Band - TBC



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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