

Clothier & Day

Independent Estate & Letting Agents

23 LEMA WAY, KINGSTON HILL, STAFFORD, ST16 3LB

SUPERB 2 BED DETACHED BUNGALOW IN POPULAR LOCATION, NO CHAIN



OFFERS IN THE REGION OF: £210,000

DIRECTIONS: Leave Stafford town centre via Lammascote Road, then through the traffic lights onto the A518 Weston Road. Continue just past the "Morris Man" public house, then turn right into Birkdale Drive. Take the first right into Longhurst Drive. Follow the road around to the right and take the second turning on the left into Lema Way. Follow Lema Way around to the right where number 23 can be found on the left hand side of the road, and is evidenced by a **Clothier & Day** for sale board.

Kingston Hill is situated to the eastern side of the county town of Stafford, and is approximately 1.5 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station, and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: "L" SHAPE HALLWAY. REAR FACING GOOD SIZE LOUNGE DINING ROOM. RE-FITTED KITCHEN. TWO FRONT FACING BEDROOMS. RE-FITTED SHOWER ROOM. GARAGE. DOUBLE GLAZED WINDOWS & DOORS. GAS CENTRAL HEATING. AMPLE DRIVEWAY PARKING. ENCLOSED PRIVATE REAR GARDEN. **WITHIN EASY WALKING DISTANCE TO STAFFORD HOSPITAL, BEACONSIDE TECHNOLOGY PARK AND STAFFORD POLICE HEADQUARTERS. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THIS PROPERTY. BENEFITS FROM NO UPWARD CHAIN.**

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Ground Floor



AGENTS NOTE: Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** May 2021. **Photos taken:** May 2021.

This two bedroom detached bungalow is entranced from beneath a covered Porch area and then via a side facing UPVC double glazed door which provides access to

'L' SHAPED HALLWAY Having access point to the loft space and doors to all rooms. Two useful storage cupboards, one used as an airing cupboard benefiting from having a panel radiator and shelving for storage, the other is ideal for storage and benefits from having shelving and houses the electricity consumer unit. On the right there is a door which leads to front facing

BEDROOM 2 (2.74m (9ft 0ins) x 2.54m (8ft 4ins)) Having UPVC double glazed window. Panel radiator. Power points. Built-in wardrobe.

BEDROOM 1 (3.26m (10ft 8ins) excluding the door recess area x 3.46m (11ft 4ins) to rear of wardrobes) Having front facing UPVC double glazed bow window. Panel radiator. Power points. Television aerial lead. Two sets of built-in wardrobes providing ample hanging and storage space. Door to the rear facing

LOUNGE/DINING ROOM (5.09m (16ft 8ins) x 3.56m (11ft 9ins)) Having aluminium double glazed sliding patio door and window which leads out and looks onto the rear garden. Double panel radiator. Power points. Television point. Free standing fire unit with electric Dimplex log effect fire. Cornice to ceiling.

KITCHEN (3.10m (10ft 2ins) x 2.47m (8ft 1ins)) Having rear facing UPVC double glazed window with matching rear facing exit door which leads to the rear garden. There are a number of base and wall units in a white finish situated in a 'U' shape around the room with complementary wood block effect work tops. Built-in electric oven and grill with four ring electric hob over. Stainless steel single drainer sink top with high neck mixer tap. Space and plumbing is provided for an automatic washing machine. Space for upright refrigerator/freezer. Ample base, drawer and cupboards units are provided along with wall mounted storage cupboards. Tiled walls with power points around the work surface area. Wall mounted Ideal gas boiler both central heating and hot water. Double panel radiator.

BATHROOM Having side facing UPVC double glazed window. The Bathroom has been converted to a Shower Room. Comprising wide good size walk-in shower cubicle with waterproof panel walls, chrome plated thermostatically controlled shower mixer valve with riser for the attachment of the shower head, pedestal wash hand basin with chrome plated pillar taps, low level WC with dual flush. Double panel radiator. Electric shaver point. Part tiled walls to the rear of the wash hand basin and WC.

OUTSIDE

The property is situated in a quiet popular cul-de-sac. The front garden is neatly laid to lawn and there is a tarmacadam laid driveway which leads to and along side of the property providing ample off road parking. The driveway in turn leads to an attached brick built Garage, which is accessed via metal up and over doors and benefit from having a side facing timber and glazed exit door which leads out to the enclosed rear garden. Slab laid patio extending across the rear of the property and two steps then lead to a lawn laid area. There is also a good size timber garden room/shed.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

23, Lema Way
STAFFORD
ST16 3LB

Energy rating
D

Valid until
7 December 2027

Certificate number
8392-3485-1529-3107-5233

