



Stockings Lane
Longdon

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Lovett&Co. Estate Agents are pleased to offer for sale, this spacious three bedroom semi-detached home located in a delightful semi rural location on the fringe of Longdon.

The property rests on a quiet end plot with charming views of the countryside to the rear and side. On the ground floor there is a spacious open plan lounge-diner, modern fitted kitchen and separate utility, useful study and a convenient guest w/c. Upstairs are three bedrooms, landing and family bathroom.

Outside to the front is a lawned garden with a new path leading to the entrance door. To the rear is a low maintenance garden with a variety of plants shrubs and trees plus a gated parking space for one car. The property benefits from re-plastering in the study and bedroom three, upvc double glazing and central heating.

It is situated in the sought after village of Longdon, just north of the popular Cathedral City of Lichfield with its wide range of amenities. It is in close proximity of Cannock Chase an area of outstanding natural beauty, perfect for walking, riding or cycling. There is a post office, a lovely country pub and primary school all within walking distance in the village. Commuter benefits include A5, A38, M42 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City.

RECEPTION HALL:

Front door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to kitchen and lounge.

LOUNGE-DINER:

22' 3" x 11' 11" (6.79m x 3.64m)

Laminate flooring, TV & phone sockets, ceiling light points, window to front, patio doors to garden and door to study.

KITCHEN:

11' 7" x 8' 7" (3.54m x 2.62m)

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, space for a range style cooker with extractor above and space for two further appliances, ceiling spot lights, laminate flooring and window to rear.

STUDY:

7' 2" x 6' 11" (2.18m x 2.10m) Laminate flooring, ceiling light points, radiator, patio doors to front and door to utility.

UTILITY:

3.56m (11' 8") x 3.3m (10' 10")

Range of base units, work surface, inset sink and drainer, space and plumbing for appliances, door to w/c, window to side, door and rear window to garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

12' 4" x 9' 11" (3.77m x 3.02m)

Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

9' 9" x 10' 8" (2.96m x 3.25m)

Laminate flooring, ceiling light point, radiator and window to rear.





BEDROOM THREE:

8' 7" x 9' 10" max (2.61m x 2.99m max)
Carpeted flooring, built in wardrobe, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: bath, cabinet wash hand basin, w/c, wall tiling, ceiling light point and window to rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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