

# The Lawns

Rolleston-on-Dove, Burton-on-Trent, DE13 9DD



Set in a pretty village location with lovely established gardens is this semi-detached dormer bungalow offering a superb home close to the village shop and pub, with a versatile layout featuring three bedrooms, living/dining room, fitted kitchen, bathroom, driveway and a detached garage.

£239,950

NO CHAIN



John German

Set in an established location with the village shop, pub and pretty walks just a stroll away, this lovely village dormer bungalow is perfect for downsizers and families.

Available with no chain and ready to move into, yet with plenty of potential to modernise in your own style.

There is a good size drive to the front and side of the property, leading to the garage.

The front entrance door opens into a welcoming hall with stairs and doors leading off.

To the left is a ground floor third bedroom which could also be an ideal home office/hobby room.

The ground floor bathroom comprises of a bath with electric shower over, wash basin and WC.

The fitted kitchen has garden views and is fitted with a range of units with an integrated oven and hob, plus space for further appliances. There is a side door out to the driveway.

The living/dining room is light and airy with windows to front and rear, a fireplace providing a focal point and patio doors giving access to the rear garden.

The first floor has two bedrooms, both with views to rear.

The rear garden is a highlight of this home, generously sized and well established, perfect for those that wanting plenty of outdoor space. There is a personnel door into the garage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW  
01283 512244  
burton@johngerman.co.uk

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