
Lovett &Co.
estate agents
LAKIN LANE
Lakin Lane
Fradley

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Lovett & Co. are delighted to offer for sale this impressive and beautifully presented three-storey family home, offering spacious and versatile accommodation arranged over three floors.

The property briefly comprises: Welcoming entrance hall, spacious lounge, modern kitchen/diner, guest W.C., first-floor landing, two double bedrooms, family bathroom, study/home office, impressive second-floor master bedroom suite with separate dressing room and en-suite shower room. Outside, the property benefits from a driveway providing off-road parking, detached single garage and private rear garden.

A particular highlight is the impressive second-floor master bedroom, complete with a separate dressing room featuring fitted wardrobes and a private en-suite shower room. Further Sharps fitted wardrobes can be found in two of the bedrooms, providing excellent storage solutions. The property also benefits from bespoke understairs storage, making clever use of the available space.

The property is conveniently positioned for a range of local amenities, well-regarded schools, local shops and excellent road links for commuters. Fradley also offers access to beautiful surrounding countryside, canals and open spaces, perfect for outdoor pursuits.

**ENTRANCE HALL**
Accessed via the front entrance door, the welcoming hallway provides access to the ground floor accommodation, including the kitchen/diner, lounge and useful downstairs W.C.

**KITCHEN/DINER**
4.36m x 2.30m (14'3" x 7'7")
A stylish and contemporary kitchen fitted with modern high-gloss units, complementary work surfaces and a range of integrated appliances. The kitchen provides ample storage and preparation space, with a pleasant outlook to the front. There is also a dedicated dining area, providing an ideal space for family meals and entertaining.

**LOUNGE**
4.54m x 3.25m (14'11" x 10'8")
A spacious and comfortable reception room offering ample space for lounge furniture. French doors provide direct access onto the rear garden, allowing plenty of natural light













into the room and creating an ideal space for relaxing or entertaining during the warmer months.

**GUEST W.C.**
Fitted with a low-level W.C. and wash hand basin.

**FIRST FLOOR LANDING**
Stairs lead up to the first-floor landing, providing access to two generous double bedrooms, the family bathroom and a useful study area, with a further staircase leading to the second-floor master suite.

**BEDROOM TWO**
3.86m x 2.50m (12'8" x 8'2")
A well-proportioned double bedroom positioned to the front of the property with fitted wardrobes, offering ample space for a double bed and additional bedroom furniture.

**BEDROOM THREE**
3.66m x 2.50m (12'0" x 8'2")
A further good-sized double bedroom positioned to the rear, with fitted wardrobes providing comfortable accommodation with space for a double bed and bedroom furniture.

**FAMILY BATHROOM**
1.84m x 1.50m (6'0" x 4'11")
A modern family bathroom fitted with a bath with shower over, low-level W.C. and wash hand basin.

**STUDY / HOME OFFICE**
2.51m x 1.94m (8'3" x 6'4")
A particularly useful additional space, currently utilised as a home office. This versatile area provides an ideal work-from-home environment, with stairs leading to the second-floor master bedroom suite.

**SECOND FLOOR MASTER BEDROOM**
3.64m x 3.64m (11'11" x 11'11")
An impressive and spacious master bedroom occupying the second floor, offering a peaceful and private retreat away from the main living accommodation. The room benefits from access to a separate dressing room and en-suite facilities.

**DRESSING ROOM**
A fantastic addition to the master suite, fitted with a range of quality built-in wardrobes, providing excellent storage and a dedicated dressing area.

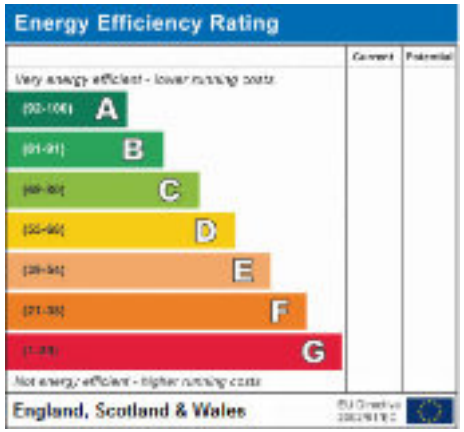
**EN-SUITE**















Fitted with a large shower cubicle, low-level W.C. and wash hand basin.

**EXTERNALLY**:
To the front of the property is a bijou astroturf lawn and side driveway providing off-road parking, together with access to the detached single garage. A gated side entrance provides access to the rear garden. The private rear garden offers an excellent outdoor space, with a paved patio area providing ample room for garden furniture, outdoor dining and entertaining. The garden enjoys a good degree of privacy and provides an ideal setting for relaxing, family gatherings and summer barbecues.

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

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