



Lapwing Road, Stoke-On-Trent, ST7 4XP.
£300,000

Whittaker Est. 1930
& Biggs

Lapwing Road, Stoke-On-Trent, ST7 4XP.

This fantastic sized home is set upon a generous corner plot with wrap around gardens to three sides including a generous frontage and enclosed rear garden.

The property offers family sized accommodation with four good sized bedrooms and two reception rooms plus a conservatory.

There is a modern breakfast kitchen with a range of gloss units and fitted breakfast bar. The adjoining dining room offers great potential to create an open plan living kitchen, if desired. There is also a useful and separate utility room.

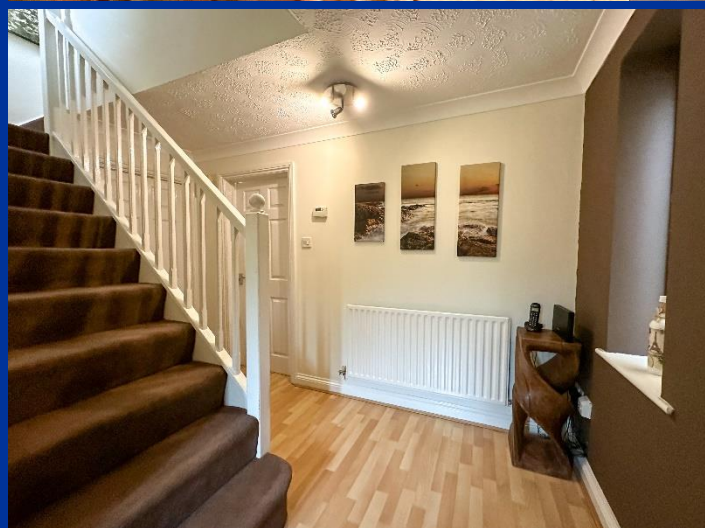
The sizeable lounge adjoins the conservatory which offers further accommodation and views over the gardens.

You are invited into the property via the front hallway with additional side access available from the driveway and double garage, which is another benefit to the property.

The master bedroom is of a fantastic size with built in wardrobes, additional storage and a defined dressing area which gives access to the modern en suite shower room.

Externally there is a fully enclosed rear garden which is of a good size, with gated side access to the driveway and detached double garage.

Located on the fringe of this popular development, viewing is advised to appreciate the size and potential this property has.



Entrance Hall

Having a UPVC double glazed front entrance door with decorative stained glass panel. Wood effect laminate flooring, double glazed window to side aspect, radiator. Coving to ceiling, stairs to the first floor landing. Open under-stairs store.

Ground Floor Cloaks

Having a white modern suite comprising of WC, wash hand basin set in vanity storage unit with storage below. Radiator, UPVC obscured double glazed window to side aspect, tiled floor.

Lounge 11' 3" x 16' 5" (3.43m x 5.00m)

Having UPVC double glazed window to the rear aspect and sliding patio doors to the conservatory. Wood Effect laminate flooring, coving to ceiling, feature timber fireplace with gas fire set upon a marble hearth with matching inset. Double timber doors, giving access into: -

Dining Room 9' 7" x 12' 4" (2.93m x 3.75m)

Having UPVC double glazed window to the rear aspect overlooking the gardens. Coving to ceiling, radiator. Door to kitchen.

Breakfast Kitchen 12' 10" x 7' 10" (3.92m x 2.40m extending to 3.36 maximum)

Having a range of gloss wall mounted cupboard and base units with contrasting wood effect worksurface over, incorporating a composite Franke single drainer sink unit with mixer tap over. Range of integral appliances including an electric combination, oven and grill with separate gas hob and chimney style extractor fan over, integral wine cooler. Plumbing for dishwasher, space for fridge freezer, splashback tiling to walls, fully tiled floor, recessed lighting to ceiling, UPVC double glazed window to front aspect. Fitted breakfast bar with seating for two people.

Utility Room 4' 5" x 7' 11" (1.34m x 2.41m)

Having fitted worksurface with space below and plumbing for washing machine and tumble dryer. UPVC double glazed window to front aspect, tiled floor. UPVC double glazed side entrance door with obscure glazed panel. Radiator.

First Floor Landing

Having coving to ceiling, access to loft space, UPVC double glazed obscure window to front aspect. Airing cupboard housing gas fired central heating boiler, storage below.

Bedroom One 18' 0" x 9' 11" (5.48m x 3.03m)

Having built in wardrobes, cupboards store, wood effect laminate flooring, UPVC double glazed windows to rear and side aspect. Recessed lighting to ceiling, radiator. Define dressing area giving access into Ensuite.

Ensuite Shower Room 4' 9" x 8' 10" (1.44m x 2.70m)

Having a modern walk-in shower cubicle with thermostatically controlled dual shower with fixed rainfall shower and additional attachment, fully tiled. Wall mounted wash hand basin, low-level WC, fully tiled walls. Tiled floor, UPVC double glazed obscured window to rear aspect, chrome heated towel, radiator, shaver point, recess LED lighting and extractor fan to ceiling.

Bedroom Two 11' 4" x 8' 8" (3.46m x 2.63m)

Having UPVC double glazed window to rear aspect overlooking the gardens. Wood effect laminate flooring, radiator.

Family Bathroom 7' 4" x 5' 5" (2.23m x 1.66m)

Having a white suite comprising of panelled bath with central mixer tap, pedestal wash hand basin low-level WC. Radiator, shaver point, extractor fan to ceiling, part tiled walls, UPVC double glazed obscured window to front aspect, tiled flooring.

Bedroom Two 11' 4" x 8' 8" (3.46m x 2.63m)



Having UPVC double glazed window to rear aspect overlooking the gardens. Wood effect laminate flooring, radiator.

Bedroom Four 7' 2" x 8' 8" (2.19m x 2.65m)

Having UPVC double glazed window to the rear aspect overlooking the gardens. Radiator.

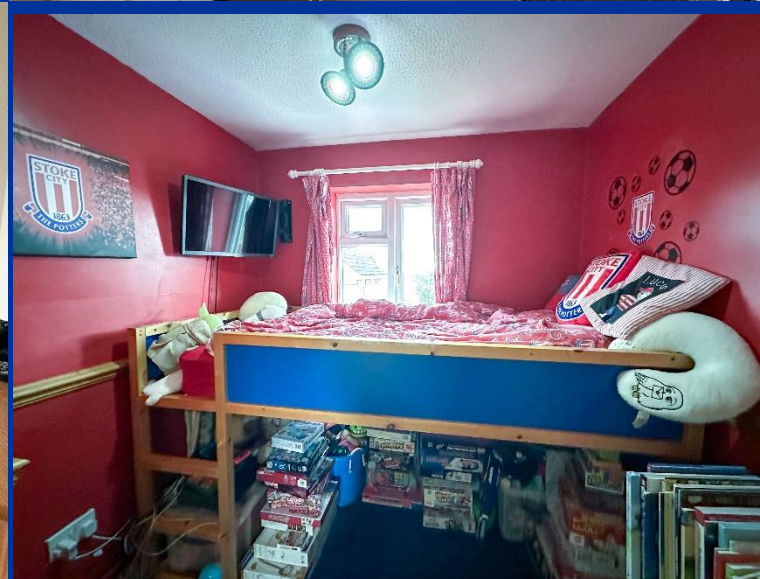
Externally. The property is located on a corner plot with gardens to three sides.

Double width driveway providing ample parking in addition to the double garage with two independent up and over metal doors.

COUNCIL TAX BAND D

EPC Rating D

Tenure FREEHOLD





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