

# The Lawns

Burton-on-Trent, Staffordshire, DE13 9DE



Located in the desirable village of Rolleston-On-Dove, and offered to market with no upward chain, this superb, detached bungalow offers excellent scope for modernisation, with a generous garden plot and open aspect to the rear.

£265,000

John German

Located in the picturesque and sought after village of Rolleston-On-Dove, the property is set back from the road with front garden laid predominantly laid to lawn. The property benefits from driveway to the side with access given to the detached single garage.

Entering through the front, the entrance hall runs through with doors to the bedrooms leading off.

Towards the rear, there are further doors to the kitchen, WC, bathroom and lounge.

Enjoying excellent views out to the rear, the lounge has a feature fireplace with surround, double glazed window to the side aspect and sliding patio door to the rear, giving access out to the garden, with adjacent serving hatch through to the kitchen.

The dining kitchen is part tiled, featuring both wall mounted and base level units, as well as work surfaces. There is appliance space for a cooker, fridge and washing machine. The stainless-steel sink and drainer unit is positioned beneath the double glazed window which is to the rear, enjoying views over the garden and beyond. Separately, there is a useful storage cupboard with access out to the rear porch, with further storage area and further access out in to the rear garden.

Accessed off the entrance hallway, bedrooms one and two are located at the front of the property, both doubles and having double glazed windows to the front aspect as well as central heating radiators. Bedroom three is also a good size and is currently utilised as a dining room – again having a double-glazed window and central heating radiator.

The entrance hallway widens out, with storage cupboard and doors to the kitchen, lounge, WC and bathroom, which are currently separate but adjacent – offering the potential to be combined if desired. With the tiled bathroom comprising a panelled bath and pedestal hand wash basin, with double glazed window and central heating radiator.

Outside, the property has gated side access, with the rear garden comprising a patio area to the immediate rear, whilst the rest is laid predominantly to lawn. There is space for a greenhouse and shed, with the rear boundary of the garden consists of a low wall, providing uninterrupted views of the field which lies beyond.

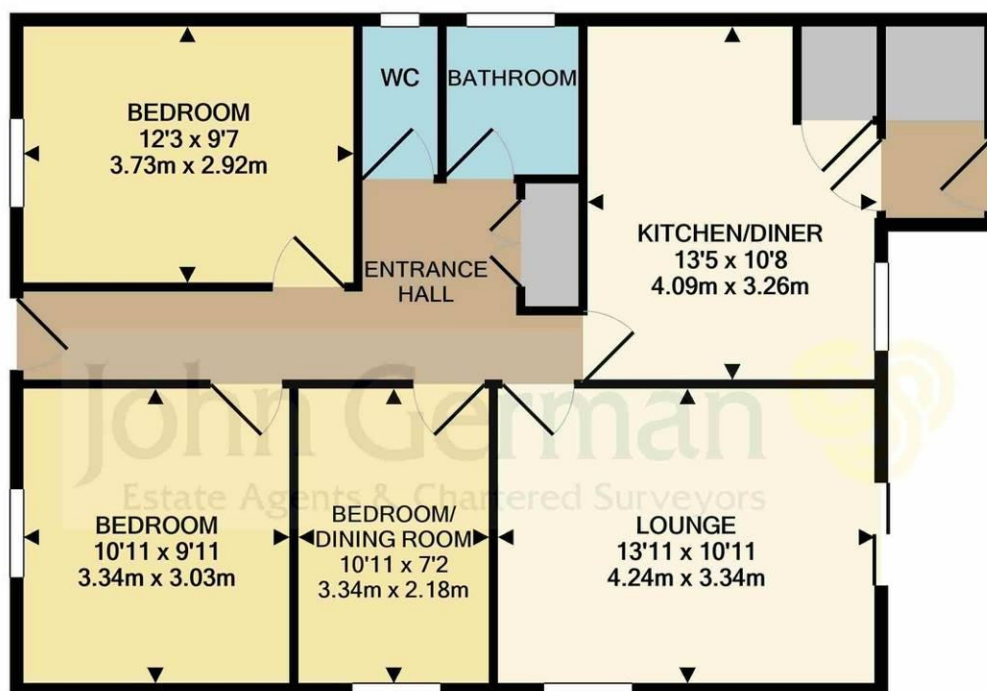
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk),  
<http://www.eaststaffsbc.gov.uk/planning>

**Our Ref:** JGA/030321

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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