

# The Lawns

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



A superb village home featuring a contemporary interior, ready to move into with a smart fitted kitchen, light and spacious living/dining room, three bedrooms, refitted bathroom, large driveway and landscaped garden.

£275,000



John German

Situated in the sought after village of Rolleston-on-Dove is this superb semi detached home, just a short stroll away from a popular pub, village shop and walks by the River Dove. The location certainly is idyllic.

Set behind a large expansive driveway with lawned front garden, there is a useful carport leading onto garage and a side entrance door opening to the reception hall with staircase off to first floor, a good sized storage cloakroom/cupboard, a useful second storage cupboard and with doors leading off.

There is a light and spacious living/dining room with large picture window framing views to front and French doors opening out to rear garden and door into the kitchen.

The smart refitted, contemporary kitchen is equipped with a range of base and eye level units with grey gloss finished units with work surfaces over, integrated appliances including induction hob, double oven, brand new microwave and fridge freezer. A window frames views across rear garden and there is a useful side door to garage which also has a door out to the rear garden.

Completing the ground floor accommodation is the smart refitted bathroom with grey tiling and modern suite comprising bath with shower over and showerscreen, vanity wash hand basin with storage, WC, chrome towel/radiator and window to side.

To the first floor, the landing has doors leading off to three bedrooms. The master has the benefit of fitted wardrobes providing storage and window to rear. Bedroom two has views over the close to front and bedroom three has views to rear.

The rear garden is a highlight of this property with paved terrace, perfect for entertaining in spring and summer months with shaped lawns and a superb open summer house in the corner of the garden.

Replacement boiler fitted in March 2023.

**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.

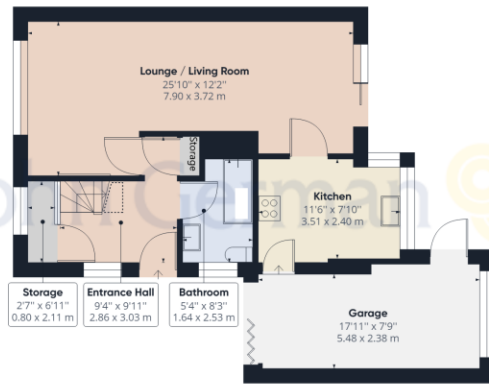
**Useful Websites:**

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

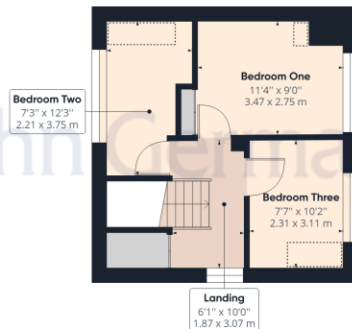
[www.eaststffsbc.gov.uk](http://www.eaststffsbc.gov.uk)

**Our Ref:** JGA/15022023

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**

1005.49 ft<sup>2</sup>  
93.41 m<sup>2</sup>

**Reduced headroom**

32.96 ft<sup>2</sup>  
3.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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