

# The Lawns

Uttoxeter, ST14 7HH





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£209,995

Extremely well presented and much improved semi-detached home situated on a quiet cul-de-sac with a westerly facing rear garden, in a popular area within close proximity of local amenities.

An ideal first time buy or home-move, internal inspection of this impressive semi-detached property is essential to appreciate its turn-key condition and layout. Benefiting from an enclosed westerly facing, low maintenance rear garden and off-road parking for several vehicles. Situated on the quiet cul-de-sac within close proximity to local amenities including the Tesco Express mini-supermarket, a public house, and first schools. The town centre with its wide range of amenities is also within easy reach, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A lovely replacement composite and part double-glazed entrance door with side panels opens to the welcoming hallway, providing an immediate impression of the standard of home, with stairs rising to the first floor and doors to the ground floor accommodation. To the front of the home, the well-proportioned lounge extends to the full width of the home, with living flame effect electric fire and feature surround, plus a wide bow window providing natural light. To the rear, the fitted dining kitchen also extends to the width of the property, with a rear facing window and wide uPVC double glazed French doors allowing the afternoon sun to flood in. Having a range of base and eye level units with timber effect worktops and an inset sink unit set below the window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and space for a fridge/freezer, plus a useful understairs cupboard/pantry.

To the first floor, the pleasant landing has a side facing window and access to the loft. Doors lead to the three bedrooms, with the spacious rear facing master extending to the width of the home. Completing the accommodation is the superior fitted family bathroom with its white suite and fully tiled walls, incorporating a panelled bath with a mixer shower and glazed screen above.

Outside, to the rear is the westerly facing enclosed garden, having a paved patio leading to artificial lawn with gravelled borders. To the front is a tarmac driveway and gravelled hardstanding providing off-road parking, extending to the side of the home via low timber double gates with limited access to the detached garage situated at the rear.

**What3words:** ///guests.checked.seasons

**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 B

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

**Our Ref:** JGA/06032026

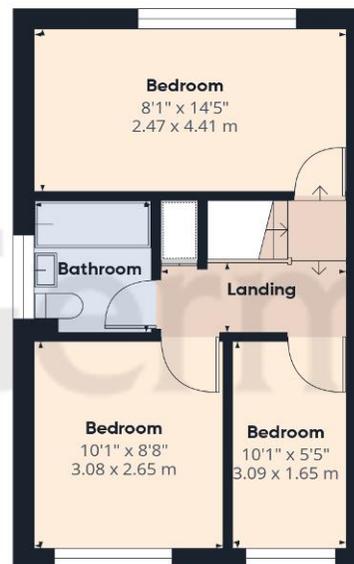
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
709 ft<sup>2</sup>  
65.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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