Whittaker & Biggs Est. 1930
Rostons Group







7 Lambourne Drive, Stoke-On-Trent, ST2 7ND

Offers In The Region Of £300,000

- Semi detached property situated in a private road
- Extended to the side to create a spacious breakfast kitchen, complete with a stylish lantern roof
- Three well proportioned bedrooms, providing excellent accommodation for families
- Useful loft room offering additional flexible space for a home office, hobby room or storage
- Dual aspect sitting/dining room measuring over 6 metres in length, providing an impressive and versatile living space
- Contemporary first floor shower room providing additional convenience for a busy household
- Ground floor bathroom featuring a beautiful freestanding claw foot bath
- South west facing rear garden, designed for low maintenance with an artificial lawn and timber summer house
- Driveway providing ample off road parking for multiple vehicles

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Whittaker & Biggs would like to welcome you to this semi-detached house that is perfect for families or those seeking a comfortable home. This delightful property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room with log burner offers a warm welcome, leading you into the heart of the home.

One of the standout features of this residence is the extended side, which has created a spacious breakfast kitchen. This area is enhanced by a stylish lantern roof, allowing natural light to flood in, making it an ideal spot for family gatherings or casual dining. The ground floor also includes a beautifully designed bathroom, featuring a stunning freestanding claw foot bath, perfect for unwinding after a long day. Additionally, the contemporary shower room on the first floor adds convenience for busy mornings.

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Council Tax Band: D





Ground Floor

Hall
16'9" x 6'2"
UPVC double glazed door with side light and transom windows to the frontage, stairs to the first floor, understairs storage, radiator.

Sitting / Dining Room
22'6" x 11'7"
UPVC double glazed bay window to the frontage, UPVC double glazed window to the rear, two radiators, log burner, slate hearth, wood mantle.

Kitchen
15'5" x 8'6"
UPVC double glazed window to the frontage, roof lantern, units to the base and eye level, four ring ceramic induction hob, Belling electric fan assisted oven and separate grill, Lux Air extractor fan, stainless steel sink and a half with drainer, chrome mixer tap with spray attachment, integral Bosch dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for an American style fridge freezer, inset ceiling spotlights.

Breakfast Room
13'4" x 8'2"
UPVC double glazed French doors to the rear, two radiators, fitted larder cupboard.

Bathroom
7'3" x 6'1"
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, freestanding clawfoot slipper bath, chrome telephone style mixer tap with handheld shower attachment, vanity wash hand basin, low level WC, anthracite vertical column radiator, inset ceiling spotlights, extractor fan.

First Floor

Landing
6'11" x 6'2"
UPVC double glazed window to the side aspect.

Shower Room
8'2" x 6'2"
UPVC double glazed window to the rear, quadrant shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, floor and wall units, radiator.

Bedroom One
11'6" x 10'9" max measurement
UPVC double glazed bay window to the frontage, fitted wardrobes, bedside tables, dressing table, window seat with drawers, white vertical column radiator, stairs to the loft room.

Bedroom Two
11'5" x 11'0"
UPVC double glazed window to the rear, fitted wardrobe, dressing table, window seat, drawers, radiator.

Bedroom Three

6'5" x 6'1"

UPVC double glazed window to the frontage, radiator.

Loft Room

14'0" x 9'6"

Velux skylight to the rear, eaves storage, cupboard housing the Baxi combi boiler, power and light, storage cupboards.

Externally

To the frontage, tarmacadam driveway, artificial lawn, decked area, gravelled area, hedge boundary, well-stocked rockery, power sockets, lighting, water tap.

To the rear, artificial lawn, composite decking, fence boundary, power sockets, lighting, water tap, well-stocked borders, timber summer house with power and light.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.













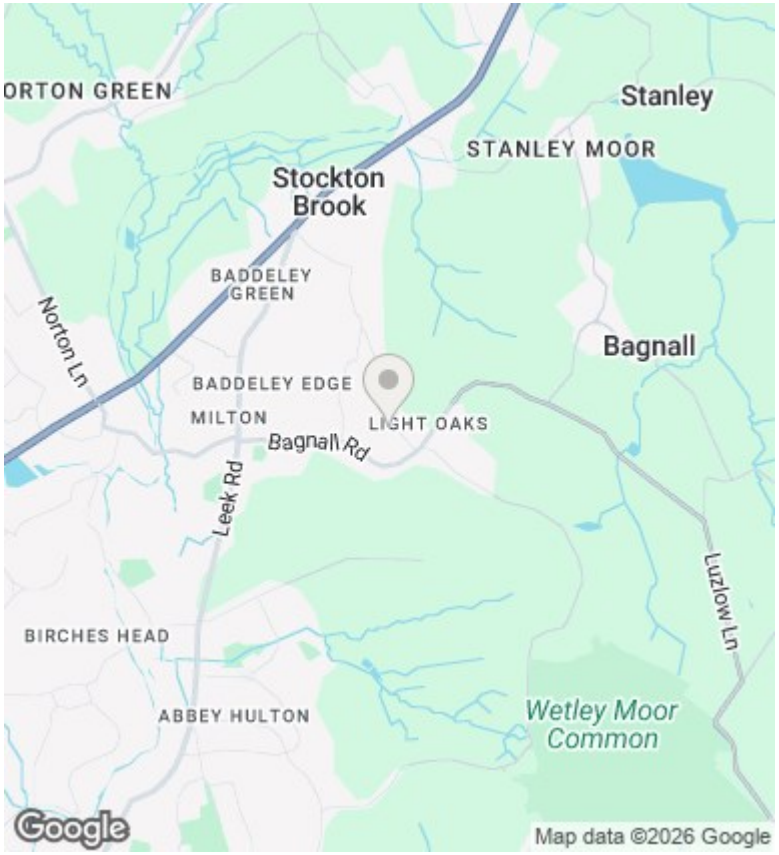








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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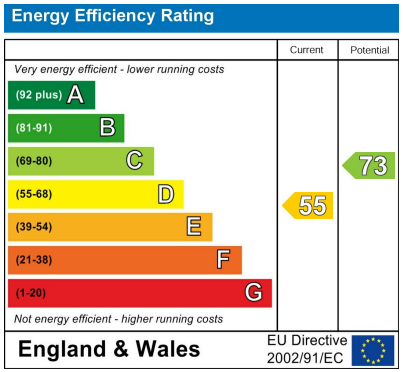


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