





This stunning four-bedroom detached home is situated within the prestigious Lawnswood development in Tatenhill, offering contemporary family living and exceptional quality throughout. Highlights include a spacious open-plan kitchen diner with bi-fold doors to a landscaped rear garden, four double bedrooms including an en-suite master bedroom, three reception rooms, and ample off-street parking leading to a double detached garage. Viewing is highly recommended strictly via appointment only.



Accommodation

Ground Floor

Entry is via a welcoming entrance hallway with stairs leading to the first floor and convenient under stair storage. The spacious open-plan kitchen diner is stylishly fitted with British-designed kitchen units and premium integrated appliances, complemented by bi-folding doors opening onto the garden. Adjacent is a practical utility room providing additional appliance space and external garden access. The ground floor further includes a generous living room ideal for relaxation and a formal study, perfect for remote working or flexible family use, completing this versatile living space.

First Floor

The first floor offers four generous double bedrooms, including a master suite featuring fitted wardrobes and a private en-suite shower room. The second bedroom enjoys direct access to the family bathroom, which comprises a separate bath and standalone shower, providing additional convenience and functionality. Ample storage solutions and a naturally lit landing enhance the spacious and comfortable feel of this family-oriented upper floor.

Outside

Externally, the property benefits from a sizeable driveway providing off-street parking and leading to a double detached garage. The attractive front garden, planted for visual appeal, complements the property's stylish appearance, having a larger than average frontage. The landscaped rear garden offers an extended patio area perfect for outdoor dining and entertaining, along with a well kept laid to lawn garden, all enclosed securely with timber fencing to ensure privacy and safety for families.

Location

Set within the desirable Lawnswood development in Tatenhill, this property combines peaceful surroundings with outstanding accessibility. Residents will appreciate local amenities including Barton Marina, Branston Golf and Country Club, and the National Forest, perfect for leisure and outdoor pursuits. The area is well-served by reputable schools, shops, and restaurants, with the nearby A38 and A50 offering excellent commuter links to surrounding cities and towns.

Dimensions

Kitchen Breakfast

6.50m max. x 4.14m max.
21' 4" max. x 13' 7" max.



Snug
4.02m x 2.76m
13' 2" x 9' 0"

Living Room
3.45m x 5.31m max.
11' 4" x 17' 5" max.

Study/Dining
3.90m x 2.81m
12' 10" x 9' 3"

Utility
1.90m x 1.73m
6' 3" x 5' 8"







FIRST FLOOR

Bedroom 1
3.68m max. x 4.18m max.
12' 1" max. x 13' 8" max.

En Suite
2.00m max. x 2.50m max.
6' 7" max. x 8' 3" max.

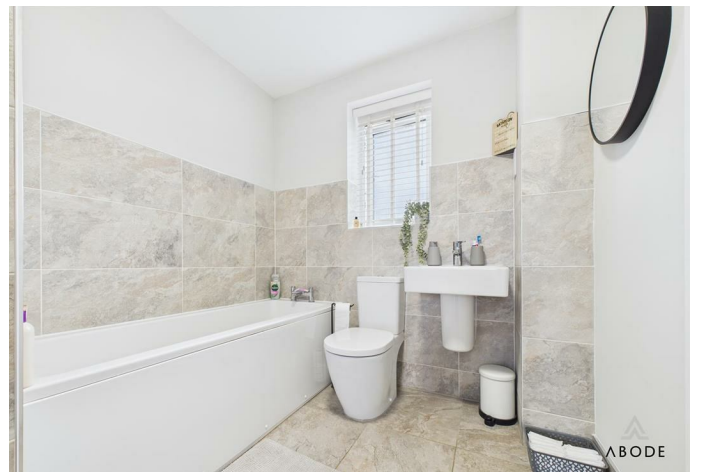
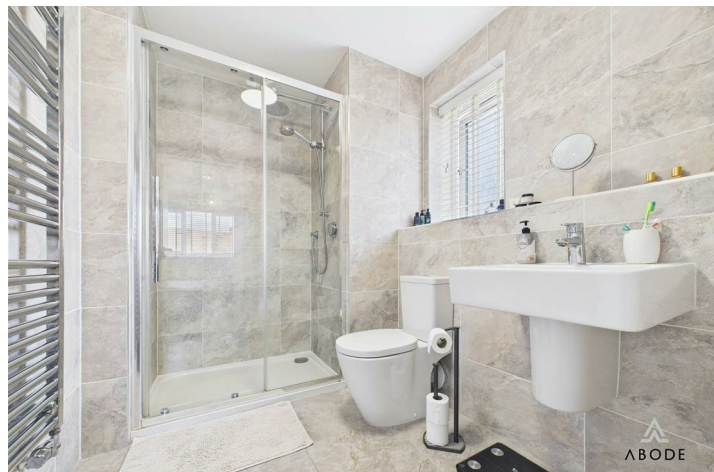
Bedroom 2
4.11m max. x 4.13m max.
13' 6" max. x 13' 6" max.

Bedroom 3
3.91m x 3.16m
12' 10" x 10' 4"

Bedroom 4
2.92m x 3.31m
9' 7" x 10' 10"

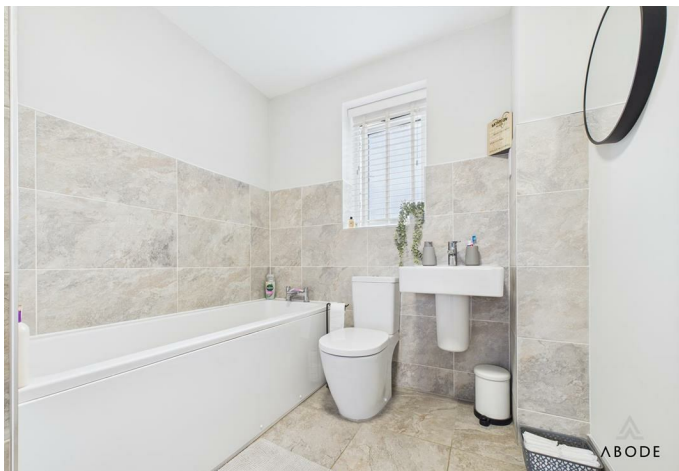
Jack and Jill Bathroom
2.10m x 1.70m
6' 11" x 5' 7"



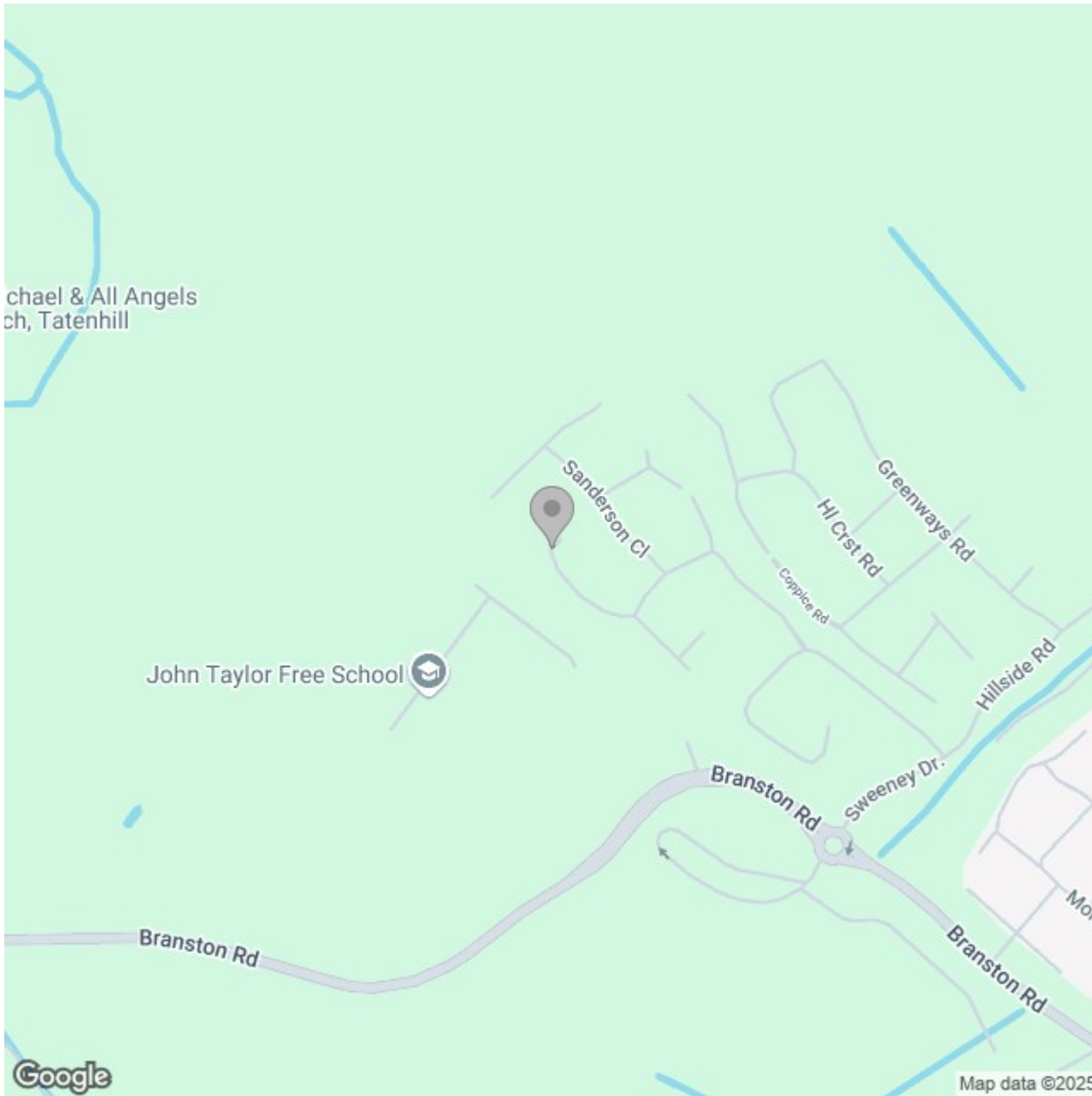












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	