

Lapwing Place, Stafford, ST16 1FX  
Offers In The Region Of £415,000  
Council Tax Band: E





Nestled within the sought-after Lapwing Place development in Stafford, this impressive four-bedroom detached home, built in 2019, combines modern design with practical family living. Spanning approximately 1,518 sq. ft., it offers a generous layout that is both stylish and functional.

The welcoming entrance hallway leads to a bright and spacious living room, perfect for relaxing or entertaining. To the rear, the contemporary open-plan kitchen and dining area is the heart of the home, complete with a central island, integrated appliances, and French doors opening to the landscaped garden. A separate utility room and downstairs WC add everyday convenience.



Open House Staffordshire



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   | 84                      |           |
| (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 |           |