

Lightfoot Road

Uttoxeter, ST14 7HB



Well proportioned traditional semi detached home providing some scope for personalisation occupying a good sized plot with off road parking and located in a popular area of town.

£205,000



John German

Whether looking to make your first step onto the property ladder, a home move or a buy to let investment, viewing of this solid home is recommended to appreciate its room sizes and layout, scope to make it your own and its good sized plot that backs onto Tynsell Parkes first school.

The property benefits from solar panels providing a daily allowance of free electricity subject to a lease with AShade Greener.

Located in a popular area of town within close proximity to local amenities including the first school and the 'five shops' found on Windsor Road, the town centre and its wide range of facilities are also within easy reach.

Accommodation - A uPVC part obscure double glazed entrance door opens to the central hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

To the left is the good sized lounge which extends to the full depth of the home having a focal chimney breast with a log burner and timber mantel plus dual aspect windows including a walk in bay to the front.

Opposite is the fitted dining kitchen that also extends to the depth of the property, with a range of base and eye level units and fitted worksurfaces, inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over, double electric oven under, plumbing for a dishwasher and space for a fridge freezer. A door leads to the rear hall which opens to the garden and has a useful under stairs recess where there is plumbing for a washing machine.

To the first floor the landing has a rear facing window providing light and a built in airing cupboard housing the combination gas central heating boiler. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture.

Finally there is the family bathroom which has a white suite and fully tiled walls.

Outside - To the rear a patio leads to the enclosed garden that is mainly laid to lawn enjoying a good degree of privacy backing onto the first school with borders and timber decking providing a further seating and entertaining area and access to the adaptable gym that would also make an ideal home office or games room if alternatively desired having power and internet connection.

To the front is a garden laid to lawn and a driveway providing off road parking.

Please note: The property has the benefit of solar panels, subject to a lease with AShade Greener providing a daily allowance of free electricity.
what3words: attending.pram.stable
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: Off road
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
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/15082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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