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





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 A Shade 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 A Shade 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).

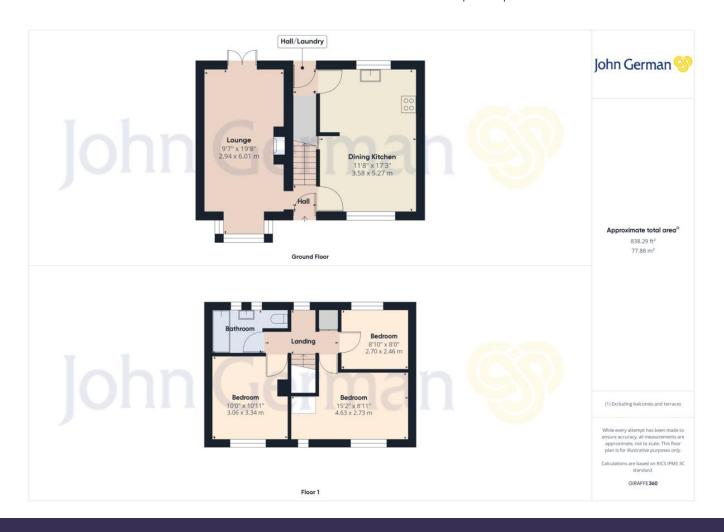
Broadband type:

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

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.













John German 🧐





Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

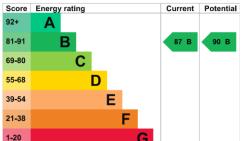
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German 9a Market Place, Uttoxeter, Staffordshire, ST148HY 01889 567444 uttoxeter@johngerman.co.uk







Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent