

Pennycroft Road

Uttoxeter, ST14 7ER



Superbly refurnished traditional end terrace home providing well proportioned accommodation including a single storey side extension, suitable for a variety of potential buyer types, located in a popular area of town.

£239,995

John German

Whether looking for your first home, to move up or down the property ladder or for a buy to let investment, viewing of this impressive home is absolutely essential. Fully refurbished to a high standard by the current owners throughout including a fabulous refitted living kitchen, and a dining room extension. Occupying a good sized plot with off road parking and situated in a popular area within close proximity to local amenities including Tynsel Parkes First School and the five shops found on Windsor Road. The town centre and its wide range of amenities are also easily reached.

Accommodation

An enclosed porch with a tiled floor leads to the welcoming hall, having stairs rising to the first floor with a storage cupboard beneath and light oak doors opening to the extended ground floor accommodation. The lovely lounge has a focal chimney breast with a log burner set in a hearth and a wide front facing window providing light. To the rear is the wonderful refitted living kitchen, having an extension range of base and eye level Howden shaker units with timer worktops, inset sink unit set below the window, fitted hob with an extractor over, two built-in electric ovens, integrated dishwasher, space for a fridge freezer, and concealed plumbing for a washing machine in the base units. Additional light is provided by the wide uPVC French doors providing direct access to the garden. Completing the ground floor space is the dining room, overlooking the garden and also having a part double glazed opening to the front. A door leads to the built-in cloak room, having a heated towel rail and concealed plumbing for a wc and wash hand basin.

To the first floor, the pleasant landing has a built in cupboard, side facing window providing light and access to the loft where the combination gas central heating boiler is situated. Light oak doors lead to the three good sized bedrooms, two of which can accommodate a double bed with the front facing master bedroom having fitted double wardrobes, and the third bedroom also having a fitted wardrobe. Completing the accommodation is the superior refitted family bathroom which has a white modern three piece suite incorporating a panelled shower bath with a fitted glazed screen and mixer shower above, plus feature tiled splashbacks and a vertical towel rail.

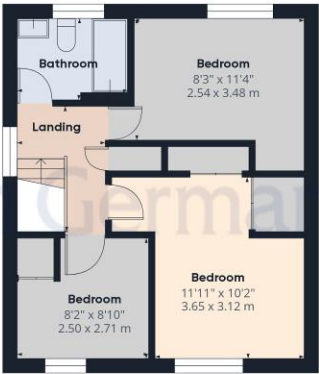
Outside to the rear is a good sized enclosed garden, presently a 'blank canvas' to enable you to personalise and landscape as you wish, with access to the front elevation. To the front is an enclosed block paved driveway providing off road parking for several vehicles.

- What3words:** laptops.radiating.afternoon
- 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:** Drive
- 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:** Charnwood Borough Council / Tax Band E
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
www.chnwood.gov.uk
- Our Ref:** JGA/18022025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
953.15 ft²
88.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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