



## 42 Jack Haye Lane

### Light Oaks, Stoke-On-Trent, ST2 7NG

We all love a room with a VIEW but what about a house with one! Beautifully located in the desirable area of Light Oaks, this delightful detached bungalow has picturesque views over rolling fields to the rear. The Nook, is looking for a new owner, it's time to get your paint brushes at the ready and get them colour charts out as its time to get creative and turn this house into your new home. The accommodation on offer comprises a large lounge, fitted kitchen, two double bedrooms and large family bathroom. Externally the property benefits from two separate gated driveways to the front and a garage. To the rear the garden is fully enclosed and laid mainly to lawn with a pretty pond area and mature shrubs, framed with a stunning backdrop of fields. Located in the popular area of Light Oaks close to the village of Milton with local amenities. Why don't you make this view yours as this one is also sold with no upward chain.

**Offers in the region of £330,000**

# 42 Jack Haye Lane

Light Oaks, Stoke-On-Trent, ST2 7NG



- DELIGHTFUL DETACHED BUNGALOW

- LARGE LOUNGE

- LARGE BATHROOM

- NO UPWARD CHAIN

- SUPERB OPEN VIEWS TO THE REAR

- FITTED KITCHEN

- OFF ROAD PARKING & GARAGE

- DESIRABLE LOCATION

- TWO DOUBLE BEDROOMS

- LAWNED REAR GARDEN & POND

## Entrance Hall

18'11" x 8'5" (5.79 x 2.58)

The property has a wooden glazed entrance door to the front aspect coupled with a glazed window to the front. Two storage cupboards and radiator.

## Lounge

18'1" x 12'5" (5.53 x 3.81)

Double glazed sliding patio doors lead out to the rear garden coupled with a double glazed window to the side. Fireplace housing gas fire, television point and radiator.

## Kitchen

12'11" x 8'10" (3.94 x 2.70)

A double glazed window overlooks the rear aspect with an access door to the side. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and fully tiled walls. Integrated gas hob

and cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Radiator.

## Bedroom One

12'5" x 10'6" (3.81 x 3.22)

A double glazed wooden window overlooks the front aspect. Radiator.

## Bedroom Two

10'5" x 9'1" (3.19 x 2.77)

A double glazed wooden window overlooks the front aspect. Radiator.

## Bathroom

9'5" x 7'11" (2.89 x 2.42)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls, extractor fan and radiator. Loft access hatch.

access and a hedge border to the front with a flower bed and paved pathway. To the rear the property has a paved patio area, laid to lawn with mature trees and shrubbery. Pond with water feature. Stunning open views to the rear and a brick build garden shed with access door and window. The garden shed does have power and lighting.

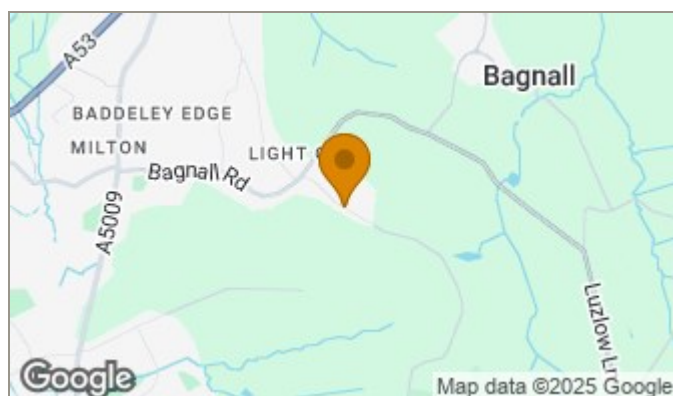
## Garage

19'2" x 14'1" (5.86 x 4.31)

An L-shaped garage with double doors to the front and a upvc access door to the rear coupled with a window. Power and lighting.

## EXTERIOR

To the front the property has two separate driveways with gated







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		