



Lambert Road, Uttoxeter



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Guide price £200,000



Key Features

- Well Presented Bungalow
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Extensive Parking & Carport
- Beautifully Landscaped Rear Gardens
- Competitively Priced For Quick Sale
- EPC rating C
- Freehold





Situated in this good position on the fringe of countryside this beautifully presented two bedroomed semi detached bungalow residence is sure to be of great interest and is offered with the benefit of gas fired central heating and Upvc double glazing. The accommodation in brief comprises: - L-shaped entrance hall with store off, large lounge, re-fitted kitchen, two lovely sized bedrooms and shower room. Outside to the front a tarmac driveway provides extensive parking and leads to a carport and to the rear is a beautiful landscaped garden.

Accommodation In Detail

Upvc composite obscure double glazed entrance door leading to:

L-Shaped Entrance Hall

having low intensity spotlights to ceiling, coving to ceiling, fitted smoke alarm, quality fitted laminate flooring, access to loft via retractable ladder, coving to ceiling, one central heating radiator and full height storage cupboard.

Reception Room 4.26m x 3.27m (14'0" x 10'8")

having large Upvc double glazed picture window to front elevation, feature chimney breast with inset electric fire, coving to ceiling, quality fitted laminate flooring and one double central heating radiator.

Beautifully Fitted Kitchen 2.13m x 2.91m (7'0" x 9'6")

having a lovely array of high gloss white fronted base and eye level units with complementary rolled edged granite effect working surfaces, integrated fridge/freezer, integrated oven, hob and extractor, plumbing for washing machine, stainless steel sink and draining unit and low intensity spotlights to ceiling.

Master Bedroom 4.40m x 2.77m (14'5" x 9'1")

having one central heating radiator, coving to ceiling and Upvc double glazed window to rear elevation.

Bedroom Two/Dining Room 2.59m x 2.63m (8'6" x 8'7")

having quality fitted laminate flooring, one central heating radiator, coving to ceiling and Upvc double glazed French doors opening onto the delightful landscaped rear garden.

Shower Room

having over-sized shower enclosure with sliding glass and chrome doors together with thermostatically controlled shower, vanity wash basin with cupboard under, low level wc with concealed cistern, ceramic tiling to walls and floor, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling, fitted extractor vent and heated ladder towel radiator.

Outside

To the front is a hard landscaped fore garden with an adjacent tarmac driveway providing extensive parking and leading to a carport. To the rear is a beautiful garden which features a good sized patio, extensive hard landscaped areas with mature shrubs, artificial lawn, summerhouse and large shed. The garden is well screened by timber fencing.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



