



**7 Lockwood Road, Kingsley Holt, Staffordshire ST10 2BE**  
**Price guide £250,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers

Tucked away in a peaceful, non-estate location and surrounded by a semi-rural backdrop, this attractive detached bungalow offers the perfect blend of quiet village living. Set within a lovely, established plot, the property provides spacious accommodation, ample parking, and excellent potential to personalise and make it your own. The home is accessed via the side elevation into a stylish modern kitchen, fitted with high-gloss white units, contrasting worktops, and built-in appliances, creating a bright and contemporary space. An inner hall leads through to a generous lounge, beautifully presented with a stone-effect fireplace, marble inset and hearth, and a fitted gas fire, offering the ideal space to relax or entertain family and friends. There are two well-proportioned bedrooms, both overlooking the private rear garden, along with a fully tiled bathroom featuring a white suite and shower over bath. The home has been partially upgraded, yet still offers an exciting opportunity to add your own finishing touches and enhance further. Outside, the bungalow sits on a pleasant, mature plot with an established front garden full of shrubs and greenery. A long driveway provides ample on-site parking and leads to a detached garage. The rear garden enjoys a paved patio seating area, lawned section, shed, and greenhouse—perfect for outdoor dining, gardening, or simply unwinding in a peaceful setting. This delightful property offers versatile single-level living in a quiet, desirable location, ideal for those seeking a retirement move, a downsizing opportunity, or simply a tranquil lifestyle close to the countryside.



**The Accommodation Comprises**

**Kitchen**

13'5" x 9'5" (4.09m x 2.87m)  
Accessed via a UPVC door from the side elevation, the kitchen features a contemporary high-gloss white finish with contrasting dark work surfaces, creating a modern and stylish feel. The layout incorporates a stainless steel sink unit with mixer tap and a range of base and wall cabinets providing ample storage, including a designated space within the cabinetry for an American-style fridge freezer. The kitchen is equipped with a CDA built-in double oven, hob with extractor hood over, and space for additional under-counter appliances. Enhanced by spot lighting and a large UPVC window overlooking the front, this well-presented space offers both practicality and sleek design, ideal for everyday living and entertaining.

**Inner Hall**

4'8" (max) x 6'6" (1.42m (max) x 1.98m)  
The inner hall offers access to the lounge, bathroom, and sleeping accommodation. The space is finished with attractive parquet-style flooring, adding warmth and character to the home.

**Lounge**

20'7" x 12'1" (6.27m x 3.68m )  
A spacious and welcoming reception room featuring a stone-effect fireplace with marble inset and hearth, housing a fitted gas fire that creates an attractive focal point. A UPVC window overlooks the front elevation, allowing plenty of natural light, while wooden flooring adds a warm and homely touch. A side entrance door provides additional access to the outside.

**Bedroom One**

9'9" x 12'0" (2.97m x 3.66m )  
A well-proportioned double bedroom featuring fitted wardrobes providing ample storage space, radiator, and a rear-facing window offering a pleasant outlook.

**Bedroom Two**

9'10" x 9'8" (3.00m x 2.95m)  
A second well-sized bedroom featuring a built-in wardrobe

and additional cabinetry providing useful storage. The room also includes a radiator and a rear-facing window allowing natural light.

**Shower Room**

6'4" x 6'4" (1.93m x 1.93m )  
A fully tiled shower room featuring a plumbed in shower spray and glass side screen, pedestal wash hand basin, and low-flush WC. The room benefits from a UPVC privacy window, chrome heated towel radiator, and vinyl flooring, all combining practicality with easy maintenance.

**Outside**

The property benefits from a driveway providing ample on-site parking, leading down the side of the property to a detached garage and useful storage shed. To the front, there is an established garden with a variety of mature shrubs and greenery, enhancing the home's kerb appeal. The rear garden features a paved patio area, ideal for outdoor seating, together with a greenhouse and well-maintained lawn, offering a pleasant space for relaxation and entertaining.

**Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

**Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

**Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

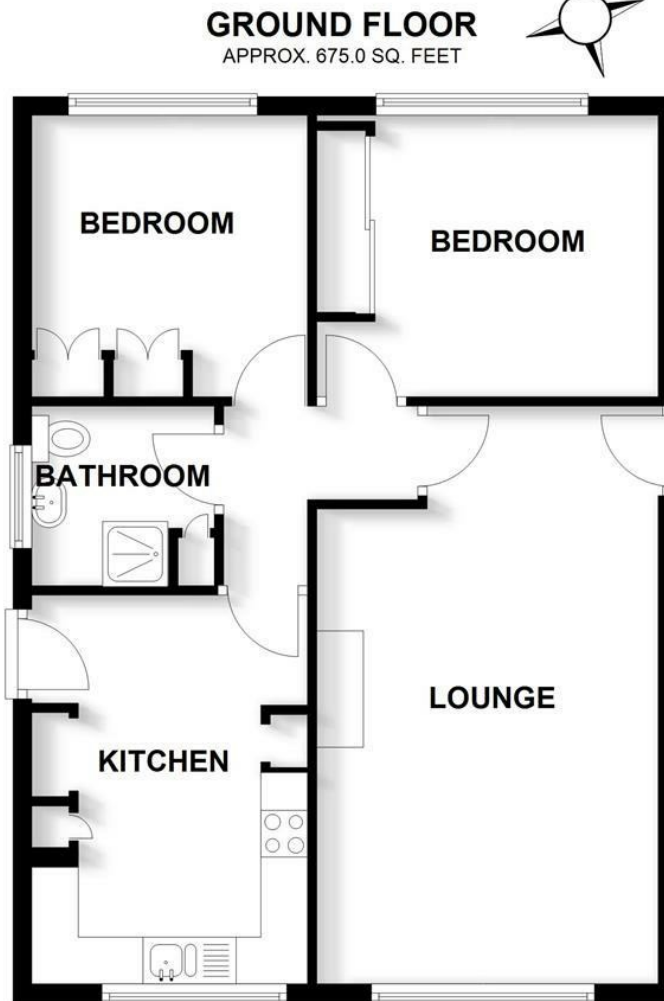
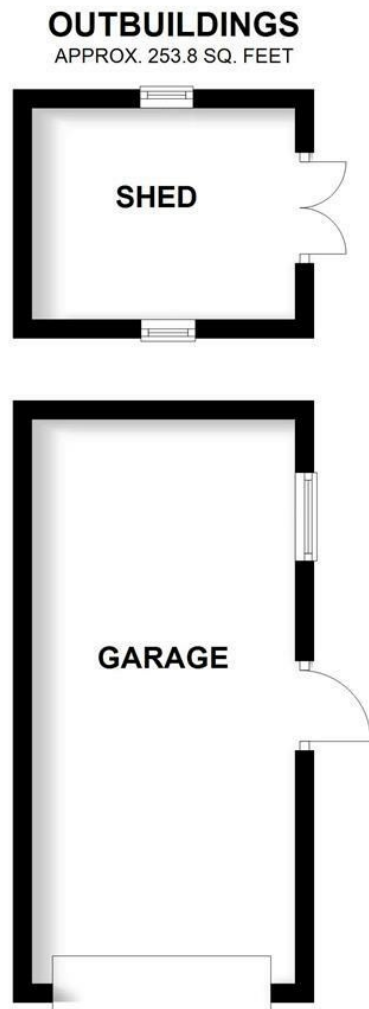
**Agents Note**

None of these services, built in appliances, or where

applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







**TOTAL AREA: APPROX. 928.8 SQ. FEET**

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan.  
The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 78                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         | 64                      |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         |                         |
|                                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         |                         |
|                                                                 |         | EU Directive 2002/91/EC |

