

Lambert Road
Uttoxeter, ST14 7QG



Well-proportioned, flexible accommodation arranged over two floors. The ground floor has been modified to extend the living area into what was bedroom three which could be easily reinstated whilst there are two lovely double bedrooms on the first floor. Convenient bus route right on the doorstep.

£200,000

John German 

Featuring uPVC double glazing and gas central heating throughout, this well-presented home is offered for sale with no onward chain and vacant possession, making it an excellent opportunity for investors, first-time buyers, families, or anyone looking for a property in a sought-after and well-connected area.

Entrance to the property is via a storm porch over the part glazed side hardwood entrance door which opens into a generous hallway, featuring a double built-in cloaks cupboard, housing the central heating combination gas boiler, and an additional utilities cupboard with eye-level shelving for extra storage. Internal doors lead to the ground floor living accommodation.

The kitchen overlooks the rear garden with a rear entrance door providing direct access. Fitted with a comprehensive range of matching base and eye-level storage cupboards with under unit lighting and granite-effect roll-top work surfaces. Integrated appliances include a stainless-steel sink and drainer, slot in electric oven and grill with four-ring hob and extractor hood over. There is also plumbing and space for additional freestanding white goods. Ceiling spotlighting and a useful pantry cupboard with eye-level shelving.

A spacious and bright lounge features a uPVC double-glazed bow window to the front elevation that floods the room with natural light. The room includes a central heating radiator, TV aerial point and useful under-stairs storage space. A staircase rises from the lounge to the first-floor landing, while an open archway leads through to the dining area, creating a sociable and open-plan layout ideal for both relaxing and entertaining.

The main hallway provides access to the bathroom comprising concealed flush WC, vanity wash hand basin with extensive built-in storage, a corner bath with electric shower over and extensive tiling to splashback areas.

The main living space is located to the front of the house with a spacious living room having been opened into what was bedroom three to create a generous dining space, both rooms overlook the front garden.

On the first floor the landing provides access to two lovely double bedrooms, one to the front and the other to the rear with views over the garden and field beyond. The front bedroom also benefits from a walk-in eaves storage cupboard.

Outside the property is set back from the road behind a low maintenance front garden. A shared driveway to the side leads to double gates which open to provide secure off road parking and access to the detached single garage. The rear garden is designed for low maintenance with a paved patio area and a timber deck. The timber shed and greenhouse are included in the sale.

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: Traditional

Parking: Drive and garage

Electricity supply:

Water supply:

Sewerage:

Heating:

(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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08062026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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