



A traditional semi-detached family home located in a popular residential area of Uttoxeter being offered to the market with no upward chain.

£220,000



John German

John German are delighted to offer to the market this well presented and cared for semi-detached family home located on Lightfoot Road in Uttoxeter. Whether your looking to make your first step onto the property ladder, a home move or a buy to let investment, viewing is recommended to appreciate its room sizes and layout, scope to make it your own and its good sized plot that backs onto Tynsell Parkes first school. Located in a popular residential area of town within close proximity to local amenities including the first school and the 'five shops' found on Windsor Road, the town centre and its wide range of facilities are also within easy reach.

The uPVC double glazed accommodation comprises; A central hall has stairs rising to the first floor landing and doors lead to the spacious ground floor accommodation. To the left is the well-proportioned living room which extends to the full depth of the home having a focal chimney breast with a gas fire, a walk in bay window to the front plus a window overlooking the rear garden. Also off the hall is the second reception room, the dining room that also overlooks the front and has a useful understairs storage cupboard. From here a door leads into the kitchen that is fitted with an extensive range of matching wall and base units with laminate worksurfaces over, tiled splashbacks and flooring along, some integrated kitchen appliances in addition to space for various freestanding appliances. Leading off the kitchen is the garden room which overlooks the rear garden and doors opening to the patio.

To the first floor the landing has a rear facing window providing light and a built in airing cupboard. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and the third bedroom, an ideal single or study. The family bathroom comprises of a bath with electric shower over, low level WC and a wash hand basin.

Outside - The enclosed rear garden has a spacious patio seating area, perfect for outdoor eating and entertaining with a lawn beyond and a shed. To the front is a well maintained lawn surrounded by a variety of shrubs and plants along with off-road parking and access into the garage via an up and over door.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/18032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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naea
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Ombudsman

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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