

# Lambert Road

Uttoxeter, ST14 7QY

John German









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£220,000

Extremely deceptive and surprising semi-detached home with extended ground floor accommodation, occupying a good size plot in the popular area of town.





Vastly improved and extended by the current owners, internal inspection of this extremely surprising semi-detached home is strongly recommended to appreciate its layout and room dimensions, immaculate condition and specification, and its lovely rear garden having a summerhouse and store. Ideal for those looking to make their first step onto the property ladder, downsizing or for a buy to let investment. Situated in a popular area of Uttoxeter, close to the local amenities including a convenience shop and Tynsel Parkes first school, the town centre and its wide range of amenities are also within reach.

An enclosed porch with a tiled floor and fitted cupboard has a part glazed door opening to the generously sized lounge which has a focal coal effect gas fire and surround, and stairs rising to the first floor with an alcove beneath. An inner hallway has built in storage and doors leading to the extended ground floor space. The dining room has a cupboard to one side and an arch leading to the fitted kitchen where there is a range of base and eye level units with worksurfaces and an inset sink unit set below the window overlooking the garden, with additional light provided by the skylight, space for a gas cooker with an extractor hood over, plumbing for a washing machine and space for a fridge freezer.

The living room has a focal flame electric fire and surround, a door to the front carport and wide uPVC double glazed French doors leading to the lovely garden room providing further living space with a tiled floor and a view of the garden, plus sliding patio doors leading to the excellent, permanent veranda providing outdoor entertaining space which can be used all year round, overlooking the garden. Completing the ground floor space is the fitted bathroom, having a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, complimentary tiled splashbacks and a rear facing window.

To the first floor, the landing has a loft hatch to the boarded loft, which has a light, and doors to the two good size bedrooms, each able to accommodate a double bed. The spacious master extends to the width of the home, with two rear facing windows and the benefit of an en suite WC which has a modern white two-piece suite. The front facing bedroom has fitted wardrobes to one side, plus further wardrobes either side of the double bed recess.

Outside, to the rear, the veranda and timber decking which has well stocked raised beds, leads to the enclosed garden which is mainly laid to lawn with well stocked borders. At the top of the garden is the extremely pleasant, summerhouse which has power and light, providing further outside entertaining or relaxing space, plus an attached useful store. To the front is a tarmac driveway providing off road parking for numerous vehicles.

**What3word:** ///breezy.narrates.bought

**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:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and 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

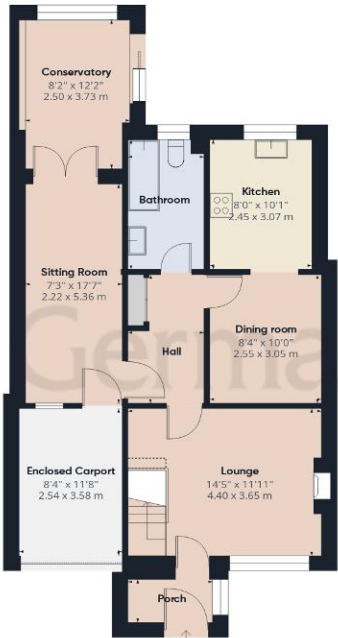
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16062025









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1290 ft<sup>2</sup>  
119.9 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

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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 AMLID 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## John German

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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