



# RE/MAX

## PROPERTY HUB



**59 Lightfoot Road, Uttoxeter, ST14 7HA**

**Guide price £230,000**

A wonderful improved semi detached family home with a superb open plan fitted kitchen/dining room and family bathroom with separate shower.

Reception Hallway, Lounge, Open Plan Kitchen/Dining Room with Appliances, Utility Room, Ground Floor WC, Three Bedrooms (master with wardrobes), Family Bathroom with Separate Shower, Extensive Off Road Parking, Rear Gardens with a Large Patio Area.

### Lounge 12'9" x 10'5" (3.9 x 3.2)



Having a double radiator, coving to the ceiling and a front facing UPVC double glazed window.

### Open Plan Kitchen Diner 18'8" x 11'9" (5.7 x 3.6)



This excellent contemporary kitchen diner is fitted with an extensive range of base and wall mounted cabinets, breakfast bar and complementary roll top work surfaces with co-ordinating ceramic tiled splashbacks. There is an integral ceramic hob with a stainless steel back, integral electric oven, dishwasher and fridge. Laminate flooring runs throughout the room and there is ample space for a family dining table where sliding patio doors lead directly out onto the rear gardens. There is a double radiator, coving to the ceiling, useful under stair storage cupboard and a half glazed door leads to:

### Side Hallway



Having tiled flooring and UPVC doors to both front and rear elevations.

### W/C



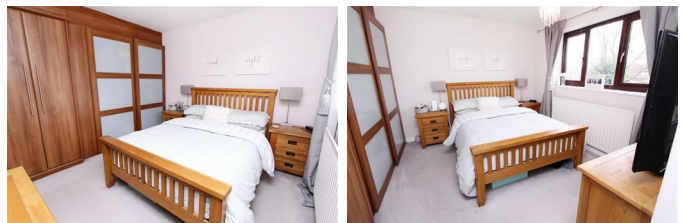
Having a WC, wash hand basin and electric ladder style towel radiator.

### Utility Room 7'6" x 6'2" (2.3 x 1.9)



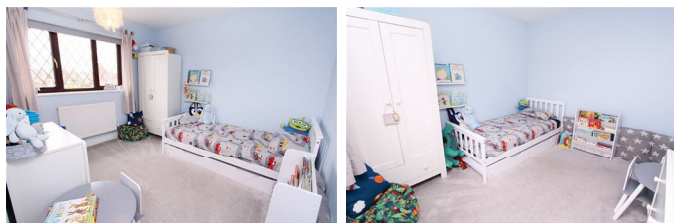
Having again tiled flooring, base and wall mounted cabinets with roll top work surfaces, space and plumbing for a washing machine, further space for a tumble dryer and space for a tall fridge/freezer. UPVC double glazed window to the rear.

### Bedroom One 10'9" x 9'6" (3.3 x 2.9)



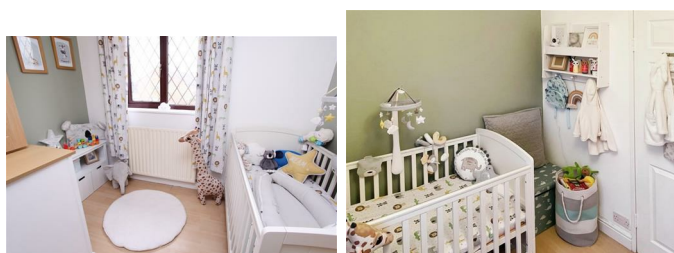
Having fitted wardrobes running along one wall, radiator and a rear facing UPVC double glazed window.

### Bedroom Two 10'9" x 9'6" (3.3 x 2.9)



Having a single radiator, and a front facing UPVC double glazed window.

### Bedroom Three 9'2" x 7'6" (2.8 x 2.3)



(max measurement includes over stair wardrobe)

### Family Bathroom



Having a white suite which comprises panel bath, pedestal wash hand basin and close coupled WC. There is a stand alone enclosed shower cubicle with shower above, full height co-ordinating tiling to the walls and a chrome ladder style towel radiator. UPVC double glazed window to the rear.

### Outside



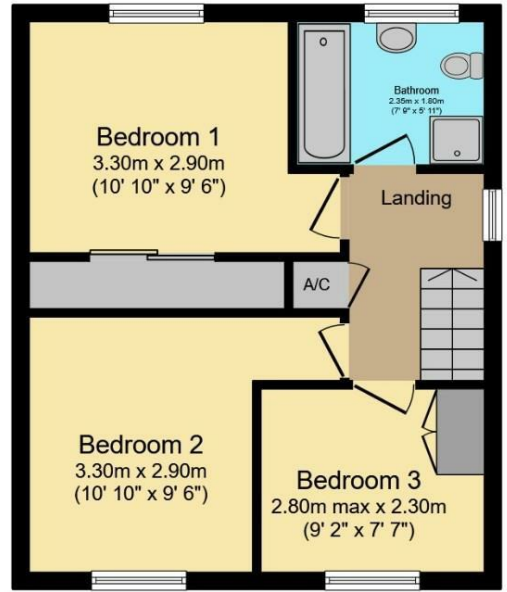
To the front of the property there is a block paved driveway which allows ample off road parking for the property and to the rear is an enclosed rear garden made up of patio area and the remainder laid to lawn.

# Floor Plan



## Ground Floor

Floor area 50.9 sq.m. (548 sq.ft.)



## First Floor

Floor area 39.3 sq.m. (423 sq.ft.)

**TOTAL: 90.3 sq.m. (972 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

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

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