

## Spout Lane Light Oaks Stoke-On-Trent ST2 7LR



**Offers In Excess Of £287,500**

# Spout Lane, Light Oaks, Stoke-On-Trent, ST2 7LR

If a cottage with potential is what you are looking for  
Then look no further, let us show you through this door  
This charming detached cottage is nicely tucked away  
In sought after Light Oaks it does lay  
With three bedrooms and available to view  
This is a great property with so much potential too  
Early viewing is highly recommended, make sure you don't miss out  
So don't delay, give the team at Debra Timmis a shout!

Nestled in the picturesque area of Light Oaks, this charming detached cottage off Spout Lane offers a delightful blend of comfort and character. With stunning views that enhance its appeal, this property is perfect for those seeking a tranquil retreat in a sought-after location. Upon entering, you are welcomed by a quaint entrance porch, lounge, ideal for relaxing or entertaining guests. Adjacent to the lounge, the sitting room provides an additional space for leisure or family gatherings. The fitted kitchen is well-equipped and features a convenient storage room, ensuring that all your culinary needs are met.

This cottage boasts three well-proportioned bedrooms, making it suitable for families or those wishing to accommodate guests. The family-sized bathroom is designed for practicality and comfort, catering to the needs of everyday life. One of the standout features of this property is the generous tiered gardens, which offer ample outdoor space for gardening, play, or simply enjoying the fresh air. The gardens are a perfect canvas for those with a green thumb or for anyone wishing to create their own outdoor oasis. Additionally, the property includes parking, providing convenience for residents and visitors alike.

In summary, this delightful cottage presents an excellent opportunity for those looking to embrace a peaceful lifestyle in a beautiful setting. With its charming features, spacious living areas, and stunning views, this property is not to be missed.

## Entrance Porch

Side door access into the entrance porch. Leaded/stain glass window to the front aspect.

## Lounge

12'0" x 10'3" (3.68 x 3.14)

Feature fireplace housing Multi burner. Double glazed window. Access to the conservatory.



## Sitting Room

13'1" into recess x 10'9" (4.01 into recess x 3.29)

Feature fireplace housing multi burner. Double glazed window. Access to the stairs to the first floor.

## Kitchen

9'8" x 7'3" (2.95 x 2.21)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Inset sink with single drainer. Integral space for fridge and freezer and dishwasher. Space cooker. Integral washing machine. One and a half bowl inset sink. Double glazed window.

## Lean to

## First Floor

## Landing

### Bedroom One

12'11" x 10'1" (3.95 x 3.09)

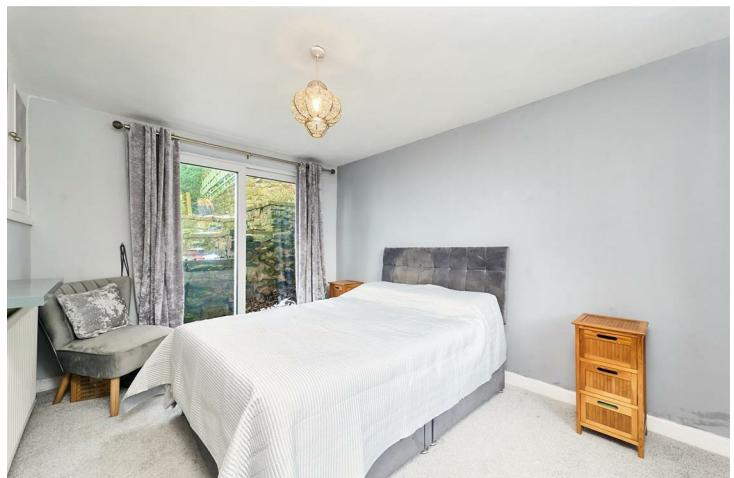
Double glazed window. Radiator.



### Bedroom Two

12'4" x 9'4" (3.76 x 2.85)

Double glazed patio door and double glazed window. Radiator.



### Bedroom Three

10'11" x 8'1" (3.34 x 2.48)

Double glazed window. Radiator.

## Bathroom

11'9" x 7'2" (3.59 x 2.19)

Suite comprises, panelled bath, shower cubicle housing Triton shower unit, combination vanity wash hand basin and WC. Airing cupboard. Heated towel rail. Three double glazed windows.

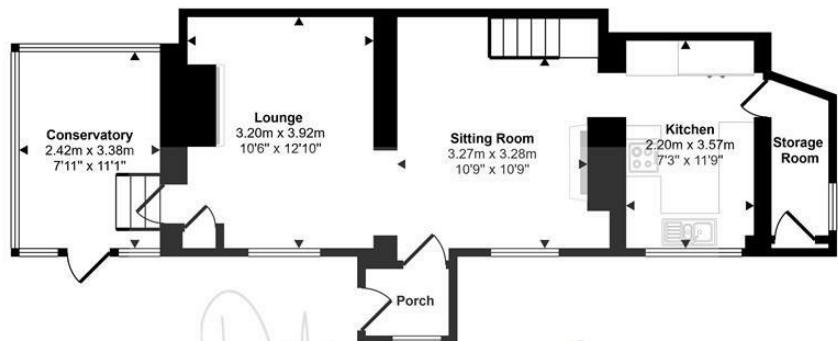


## Externally

Elevated position with stunning views. Tiered garden areas. Various sheds and outbuilding. Shared driveway with access to a parking area.



Approx Gross Internal Area  
104 sq m / 1125 sq ft

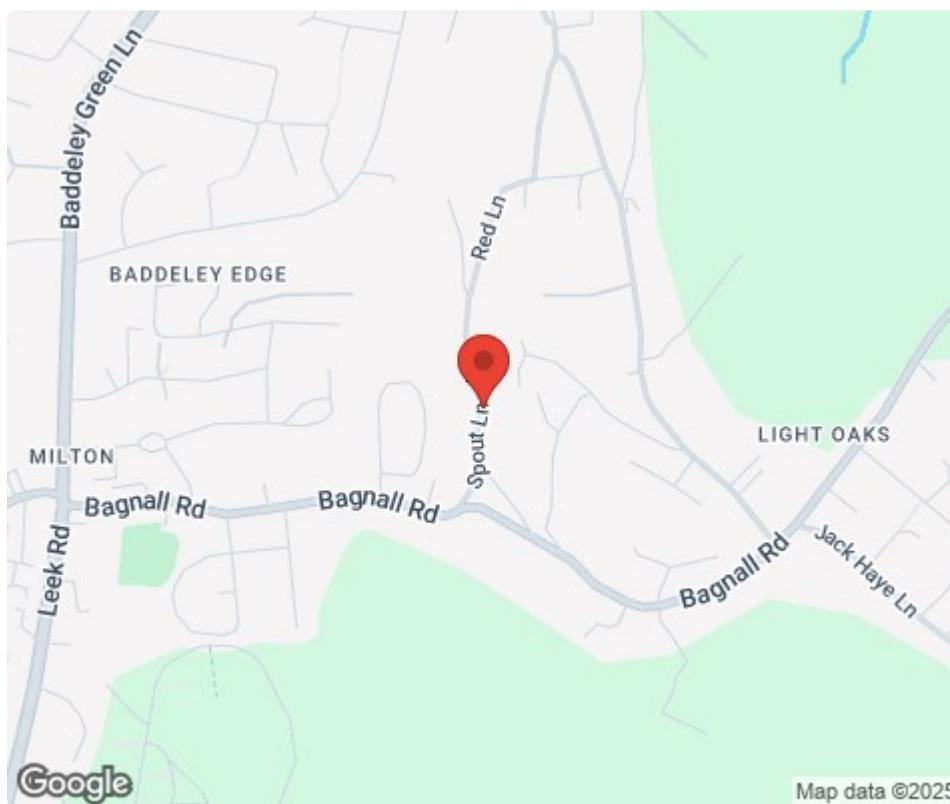


Ground Floor  
Approx 54 sq m / 583 sq ft



First Floor  
Approx 50 sq m / 542 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: E

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 80                      |
| (81-91)  | B       | 52                      |
| (69-80)  | C       |                         |
| (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 |