

# Marlpit Lane

Denstone, Uttoxeter, ST14 5HH

John  
German









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£425,000



Attractive traditional detached bungalow providing generously sized and adaptable accommodation suitable for a variety of buyers. Retaining a wealth of features and charm, situated in the highly desirable village.



Whether looking for a family sized home or a single storey residence, viewing and consideration of this individually designed and built property is strongly recommended to appreciate its room dimensions and layout, character, and its exact position in the village, approached via Marlpit Lane but backing onto The Weavers.

Situated in the well regarded and highly desirable village within walking distance to its range of amenities including the award winning Denstone Farm Shop, active village hall, The Tavern public house and restaurant, first school, tennis courts, bowling green and church. Several walks through the surrounding countryside are also on the doorstep towards the village of Alton and Dimmingsdale area, plus the lakes at the front of JCB world headquarters. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways.

A timber entrance door opens to the hall which has a tiled floor and doors leading to the spacious accommodation. The generously sized dining kitchen has a feature tiled floor in the kitchen area and a lovely wooden strip floor in the dining space. There is a range of bespoke timber units with work surfaces and inset sink unit set below one of the dual aspect windows, fitted electric hob with an extractor over, oven under and space for appliances.

The delightful inner hall has a feature parquet floor and timber doors leading to the further spacious accommodation. The comfortable lounge has dual aspect windows providing natural light with a feature wooden strip floor and focal chimney breast with an open fire and cast insert with timber surround.

The garden room could be used for various purposes, presently used as a sitting room and an office area with wall lights and power points, plus French doors opening to the garden.

There are three good size bedrooms, all able to accommodate a double bed and enjoying a pleasant outlook over the garden, one having fitted bespoke wardrobes to one side. The fitted bathroom has a white period style suite incorporating a panelled corner bath with a mixer tap shower attachment, plus a folding screen above. Finally, the fourth bedroom is located from the entrance hall, which can alternatively be used as a study or additional sitting room if preferred, having a front facing window.

Outside, the property is set in an established plot, mainly laid to lawn and extending to two sides, enclosed by mature hedges with well stocked borders containing a variety of shrubs and plants, and a delightful enclosed patio to the rear of the property providing a lovely seating and entertaining area with borders, plus access to the outside laundry room and separate boiler room. To the front is a gravelled drive providing ample parking for numerous vehicles, plus a further small lawn area and seating.

Agents note: Please note the property is being sold for a relation of a John German employee.

What3words: splendid.enveloped.other

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/25092023









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

1396.94 ft<sup>2</sup>

129.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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