

Lockslie Garth

Kiddlestitch, Uttoxeter, ST14 5BD

John 
German





A gravel driveway leads from the foreground towards a brick house on the left. A wooden fence runs along the left side of the driveway, with a wooden gate partially open. Large, mature trees, including a prominent evergreen on the right, surround the property. The sky is clear and blue.

Lockslie Garth

Kiddlestitch, Uttoxeter, ST14 5BD

£575,000

Handsome individually designed and built detached home providing generously sized and balanced family accommodation occupying a delightful plot of the very edge of the town.

Internal inspection and consideration of this extremely attractive, individual residence built from reclaimed bricks, is imperative to appreciate its well maintained condition, features including parquet flooring, the fabulous dining kitchen, the far reaching first floor views to the front and its plot enjoying a good degree of privacy and providing ample parking leading to the double garage.

Situated on the very edge of Uttoxeter within close proximity to local amenities including the Bramshall Road Park, the town centre and its wide range of amenities are also within easy reach.

A traditional canopy porch with a grape vine has an entrance door and side panels opening to the welcoming reception area providing a lovely introduction to the home and having a feature parquet floor.

The lovely dual aspect living room extends to the depth of the property having a focal coal effect gas fire and feature surround with natural light flooding in from the two walk-in bays including French doors opening to the outside entertaining area.

The dining room has the same delightful parquet floor as the reception with stairs rising to the first floor and French doors leading to the brick base and uPVC double glazed constructed conservatory providing an additional living space with French doors to the rear elevation.

The real hub of this home is the hugely impressive dining kitchen having an extensive range of fitted quality units with quartz worktops and inset sink unit set below one of the dual aspect windows, fitted Miele appliances including an induction hob with extractor hood over, two built in ovens, dishwasher, fridge and freezer. The tiled floor runs into a hall where a part glazed door opens to the front elevation and a further door leads to the utility room which has a fitted work surface and inset sink unit, cupboards, appliance space and the wall mounted gas central heating boiler.

Completing the ground floor space is the fitted guest cloakroom/WC having a white suite and ample space for those coats and shoes.

To the first floor, the pleasant landing has a rear facing window providing natural light and doors to the four good sized bedrooms, the rooms to the front elevation enjoying fabulous far-reaching views, and the fitted family bathroom which has a three piece suite and complimentary tiled splashbacks. The spacious dual aspect master enjoys those far reaching views, having a built in double wardrobe and the benefit of a fitted en suite shower room fitted with a white suite incorporating a walk in shower cubicle with an electric shower over.

Outside, the property occupies a delightful non estate enclosed garden enjoying a good degree of privacy, laid mainly to lawn with well stocked beds and borders containing a variety of shrubs and plants, plus topiary bushes and a lovely paved patio to the side of the home adjacent to the living room providing a lovely seating and entertaining area. To the rear, there is a further enclosed paved patio adjacent to the conservatory with a summer house and gated access.

A vehicular right of access to the roadside leads to the gravelled driveway that provides ample parking for numerous vehicles, leading to the detached garage that has an electric door, power and light.

What3words: passports.pattng.drums

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 F

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

Our Ref: JGA/09072024

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.





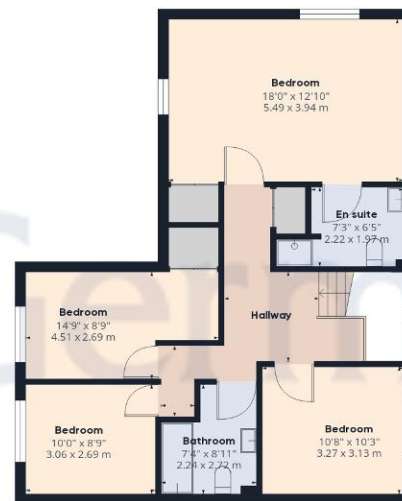








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2113.39 ft²
196.34 m²

Reduced headroom

8.61 ft²
0.8 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



