

The Meadows

Kingstone, Uttoxeter, ST14 8QE

John German





The Meadows

Kingstone, Uttoxeter, ST14 8QE

£425,000

Attractive traditional style detached home providing superbly maintained family sized accommodation, with solar panels, situated in this highly regarded and sought after village.

John German 

Internal inspection and consideration of this excellent 'Stan Clarke' home is absolutely essential to appreciate its room dimensions and layout, constant updating carried out by the current owners since 1978, its delightful plot and the brilliant village location. Benefitting from solar panels providing reduced electricity costs and an income.

Situated on the edge of this well regarded and highly popular village within walking distance to its amenities including the Talbot First School, The Shrewsbury Arms public house and restaurant, village hall, church and The Manor Golf Club. Several walks through surrounding countryside are also on the doorstep. The town of Uttoxeter with its wide range of facilities is only a short drive away.

Accommodation - An enclosed porch leads to the welcoming central reception hall where a lovely oak and glazed staircase rises to the first floor with a useful understairs cupboard. Doors open to the well proportioned ground floor accommodation and the fitted guest's cloakroom/WC which has a modern two piece suite. The spacious living room extends to the full depth of the home having a focal coal effect LPG fire with a feature surround and natural light flooding in from the wide front facing bow window and the wide patio doors overlooking the rear garden.

On the opposite side of the hall is the dining room having a front facing window. Behind is the fitted breakfast kitchen providing scope to remove the dividing wall to create one large open space that would also extend to the full depth of the home. The kitchen presently has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, space for an electric cooker with an extractor over, plumbing for both a dishwasher and washing machine, additional appliance space, the freestanding oil fired central heating boiler and a part obscure glazed door opening to the side carport.

To the first floor the landing has access to the loft and a built in airing cupboard housing the pressurised hot water cylinder. Doors lead to the four good sized bedrooms, three of which have built in wardrobes. The spacious front facing master has the benefit of a fitted en suite shower room having a modern white suite incorporating a double shower cubicle with a mixer shower over and tiled splash backs. Completing the accommodation is the fitted family bathroom also having a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above plus tiled splash backs.

Outside - To the rear a shaped paved patio with block edging leads to the good sized garden that is predominantly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants. At the top of the garden is a further paved seating area and timber decking with a pergola. To the front is a garden laid to lawn with well stocked beds containing a variety of plants. A tarmac driveway provides ample parking for several vehicles leading to the side of the property where there is a carport and a detached garage which has an electric roller door, pedestrian door to the garden and a window.

Notes: The ownership of the solar panels will be transferred to the new buyers.

The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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, carport & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

(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/>

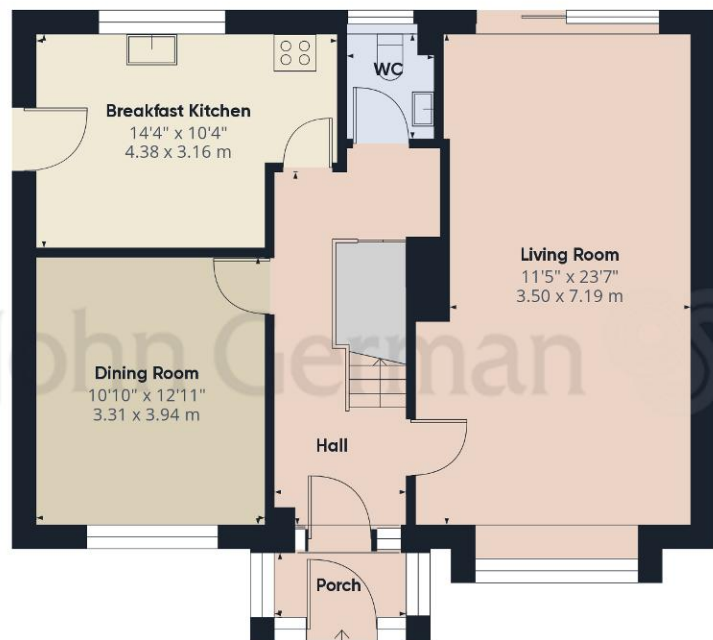
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

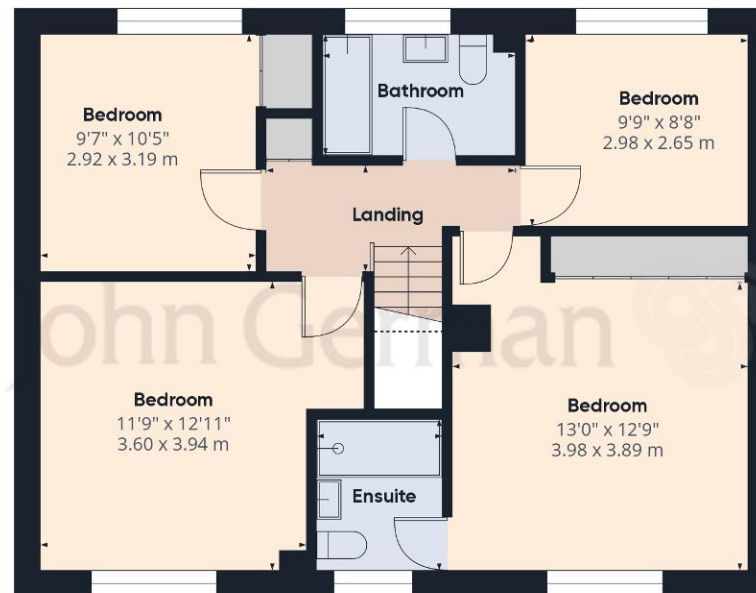
Our Ref: JGA/24022025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1574.63 ft²

146.29 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

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 | 58 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

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

01889 567444

uttoxeter@johnngerman.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



