

Leighton Road  
Uttoxeter, ST14 8BL



Extremely well presented and maintained traditional style semi-detached home, occupying a pleasant plot and position in the popular area of town.

£182,500



John German 

Absolutely ideal first home, downsize or buy to let investment, and for sale with no upward chain involved, viewing and early consideration of this excellent semi-detached home is strongly recommended to appreciate its room dimensions including double bedrooms with built in wardrobes, its condition, and its exact position with its westerly facing rear garden.

Situated on the very edge of the popular Birdland development within a 'stone's throw' of the convenience shop and also within walking distance to the town centre with its wide range of amenities.

A uPVC part obscured double glazed door opens to the enclosed porch providing useful storage. A part obscure glazed door leads to the welcoming hallway where stairs rise to the first floor having useful understairs storage, and doors lead to the spacious ground floor accommodation and the walk-in cloakroom/storage cupboard.

Extending to the full width of the home at the rear, is the spacious lounge/dining room having a wall mounted living flame effect electric fire set on the chimney breast, a uPVC double glazed window overlooking the garden and wide uPVC double glazed sliding patio doors also overlooking the westerly facing garden and providing direct access to the patio.

At the front of the property is the fitted kitchen, big enough to accommodate a small breakfast table if needed. Having a range of base and eye level units with work surfaces and an inset sink unit set below the window, space for a cooker with an extractor hood over, plumbing for a washing machine and additional appliance space.

To the first floor, the landing has a window providing natural light and two built in storage cupboards, one of which houses the combination gas central heating boiler. Doors lead to the two rear facing good size bedrooms, both able to easily accommodate a double bed, also benefitting from built in wardrobes.

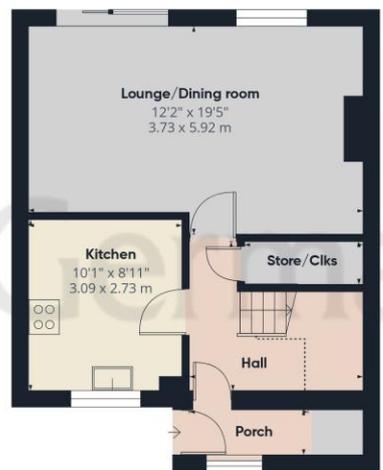
Finally, there is the fitted bathroom which has a white suite incorporating a panelled bath with a mixer shower over, tiled splashbacks and a front facing window.

Outside to the rear, the westerly facing enclosed garden has a wide paved patio extending to the width of the plot providing a lovely seating and entertaining area with a dwarf wall and steps leading to the lawn with borders and raised beds, space for a shed and gated access to the front. All enjoying a degree of privacy. To the front is a garden laid to lawn. A tarmac driveway provides off road parking.

**What3words:** [:///doubt.honey.bound](#)  
**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  
**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 B  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/15052025

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Ground Floor



Floor 1



<b>Approximate total area<sup>(1)</sup></b>
799 ft <sup>2</sup>
74.3 m <sup>2</sup>
<b>Reduced headroom</b>
28 ft <sup>2</sup>
2.6 m <sup>2</sup>

(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.

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AWAITING EPC MEDIA



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

#### Agents' Notes

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