









welcome to

Moisty Lane, Uttoxeter

Detached Family Home, Lounge, Conservatory, Dining Room, Fitted Kitchen and Utility Room. FOUR bedrooms, en-suite. VIEWS to front and rear. DOUBLE garage.













Access to the property is gained via a block paved driveway providing off road parking for several vehicles leading into the double garage and also to:

Entrance Door:

With open porch leading into:

Entrance Hallway:

Having double glazed window to the front elevation; stairs to the first floor accommodation; understairs store cupboard; central heating radiator; door leading into:

Lounge:

24' x 12' 3" (7.32m x 3.73m)

Having double glazed bow window to the front elevation; French doors leading to the conservatory; feature fireplace with TV plinth housing a gas fire; wall lighting; two central heating radiators.

Dining Room:

11' 3" x 8' 11" (3.43m x 2.72m)

Having double glazed bow window to the front elevation; central heating radiator; wall lighting.

Conservatory:

12' 3" x 13' 10" (3.73m x 4.22m)

Being of uPVC construction on a dwarf brick wall with tiled flooring; central heating radiator; electric blinds; doors leading out to the rear garden.

Kitchen:

12' x 9' (3.66m x 2.74m)

A fitted kitchen comprising one and a half stainless steel sink and drainer with hot tap set in a base unit; further base units all with complementary Marble work surface above; integrated electric cooker with hob and microwave; wine chiller cabinet; a range of matching eye level units; cooker hood; double glazed window to the rear elevation; door leading into:

Utility Room:

9' 11" x 6' 8" (3.02m x 2.03m)

Being plumbed for washing machine; further appliance space; wall and base units; double glazed window to the rear elevation; central heating radiator; tiled flooring; door leading out to the side elevation.

Guest Cloakroom:

With low level w.c.; wash hand basin; central heating radiator; complementary tiling; double glazed window to the rear elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With cupboard housing the hot water tank; loft access; doors off to:

Bedroom One:

12' x 11' 6" (3.66m x 3.51m)

Having double glazed window to the rear elevation; central heating radiator.

En Suite:

Having shower cubicle with wall mounted shower; low level w.c.; wash hand basin; heated towel rail; complementary tiling.

Bedroom Two:

14' 10" max x 12' 4" max to back of wardrobe (4.52m max x 3.76m max to back of wardrobe)

With double glazed window to the front elevation; fitted wardrobes and dressing table unit; central heating radiator.

Bedroom Three:

8' 10" x 8' 9" (2.69m x 2.67m)

Having double glazed window to the rear elevation; fitted wardrobe; central heating radiator.

Bedroom Four:

9' x 8' 8" (2.74m x 2.64m)

With double glazed window to the rear elevation; central heating radiator.

Family Shower Room:

Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit;; low level w.c.; heated towel rail; complementary tiling; double glazed window to the rear elevation.

Double Garage:

With roll up door; power and lighting.

Gardens:

The front garden is laid predominantly to lawn. The rear garden is also predominantly laid to lawn with patio area and timber fenced boundaries and adjoins open farmland with open views.

Please Note:

Photographs may have been taken using a wide angle lens.





welcome to

Moisty Lane, Uttoxeter

- Detached. Four Bedrooms. En Suite to Master
- Two Reception Rooms. Conservatory
- Fitted kitchen. Utility Room
- Guest Cloakroom. Family Shower Room
- Double Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: D

From Uttoxeter take the B5017 towards Marchington, passing through Birch Cross and into Marchington. Take the first left into Bag Lane, right into Allens Lane and left into Moisty Lane where the property can be found denoted by our For Sale board.

directions to this property:

£365,000



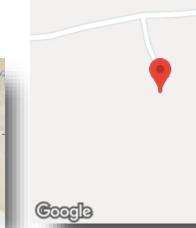




view this property online bagshawsresidential.co.uk/Property/UTR107283 see all our properties on zoopla.co.uk | rightmove.co.uk | bagshawsresidential.co.uk



Property Ref: UTR107283 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Please note the marker reflects the postcode not the actual property

Moisty Ln

Map data @2021





01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk