



Moisty Lane, Marchington, Uttoxeter. ST14 8JY

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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.



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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

directions to this property:

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.

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR107283 - 0002

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