



The Meadows, Kingstone, Uttoxeter. ST14 8QE

welcome to

The Meadows, Kingstone, Uttoxeter

Bagshaws Residential advise EARLY VIEWING of this DECEPTIVELY SPACIOUS detached family home with attractive gardens, car port and garage with further accommodation comprising: lounge, dining room, breakfast kitchen, guest cloaks, four bedrooms, en suite and family bathroom.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fulagent.com

Access to the property is gained via a driveway providing off road parking leading to:

Entrance Door:

Leading into:

Entrance Porch:

With double glazed windows to the side elevations; door leading into:

Entrance Hallway:

Having central heating radiator; stairs to the first floor accommodation; central heating radiator; doors off to:

Lounge:

Having feature fireplace housing a coal effect gas fire; double glazed bay window to the front elevation; double glazed patio doors leading out to the rear garden; two central heating radiators.

Dining Room:

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

Guest Cloakroom:

With double glazed window to the rear elevation; low level wc; wash hand basin set in a vanity unit; central heating radiator; complementary tiling.

Breakfast Kitchen:

Comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; plumbing for dishwasher; washing machine; further appliance spaces; electric double oven and hob and cooker hood over; central heating radiator; complementary tiling; double glazed window to the rear elevation; door leading out to the side elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having airing cupboard; doors off to:

Main Bedroom:

With double glazed window to the front elevation; fitted wardrobes; central heating radiator; leading into:

En Suite:

Having walk in shower with wall mounted shower; wash hand basin and low level wc set in a vanity unit; double glazed window to the front elevation; central heating radiator; complementary tiling.

Bedroom:

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

Bedroom:

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

Bedroom:

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

Family Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin and low level wc set in a vanity unit; double glazed window to the rear elevation; complementary tiling; central heating radiator.

Gardens:

To the front the driveway provides off road parking leading to the car port and garage also lawned area with shrub plantings. The rear garden is laid mainly to lawn with paved patio area, mature trees, flower and shrub plantings and timber fence boundaries.

Garage:

Having electric roller door.

Please Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Photographs may have been taken using a wide angle lens. Council Tax Band E. Solar panels on this property are owned.



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welcome to

The Meadows, Kingstone, Uttoxeter

- Deceptively Spacious Detached Family Home
- Four Bedrooms. En Suite. Family Bathroom
- Lounge. Dining Room. Breakfast Kitchen
- Village Location
- Car Port. Garage. Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



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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.



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