



£275,000

3 Bedroom Detached House for sale
47 Leighton Road, Uttoxeter



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SALES AND LETTINGS



Overview

Charming Period Home with Outstanding Potential in the Heart of Uttoxeter



Key Features

- No Onward Chain
- Expansion Opportunities both 'Up' & 'Out'
- 2 Reception Rooms, 3 Bedrooms, Kitchen and Utility
- Off-Road Parking
- Close to Town Centre and Local Amenities
- Large Plot with Expansive Rear Garden









Situated in a convenient and sought-after location close to local amenities and within easy reach of Uttoxeter town centre, this traditional three-bedroom detached home offers a wonderful opportunity for buyers looking to create their ideal family home.

Retaining a wealth of character, the property welcomes you through an attractive entrance hallway featuring beautiful original Minton tiled flooring, setting the tone for the charm and history found throughout. The accommodation includes two generous reception rooms, providing flexible living, entertaining space and both featuring a focal log-burner at the heart of the room. The kitchen and adjoining utility room present exciting potential to be combined and transformed into a stunning open-plan family kitchen.

To the rear, a delightful garden room overlooks the substantial family-sized garden, creating the perfect spot to relax and enjoy the peaceful surroundings throughout the seasons. The impressive rear garden offers an abundance of outdoor space for families, gardeners and those who simply enjoy spending time outside.

Upstairs, there are three bedrooms and a family shower room, while a large loft space offers further scope for conversion, subject to the relevant permissions, creating the potential for additional accommodation if required.

Although the property would benefit from a programme of modernisation and updating, it provides a rare opportunity to enhance and personalise a home of genuine character and potential. Practicality is also well catered for, with a variety of useful external storage areas and outbuildings adding valuable everyday convenience.

Combining period features, generous living space, a substantial garden and exciting scope for improvement, this is a home with enormous potential in a highly convenient Uttoxeter location.



ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Mains Sewers

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: E

Council Tax rating: C

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £35 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Sitting/Dining Room

12' 3" x 11' 11" (3.75m x 3.65m)

Kitchen

11' 9" x 7' 10" (3.60m x 2.40m)

Utility

12' 7" x 6' 10" (3.85m x 2.10m)

Guest Shower Room

6' 10" x 2' 11" (2.10m x 0.90m)

Bedroom 1

12' 3" x 11' 11" (3.75m x 3.65m)

Bedroom 2

11' 11" x 11' 5" (3.65m x 3.50m)

Bedroom 3

7' 6" x 7' 6" (2.30m x 2.30m)

Shower Room

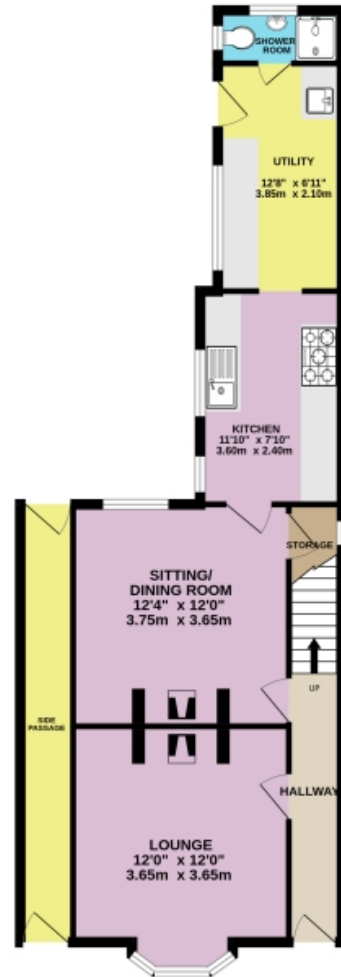
11' 11" x 7' 10" (3.65m x 2.40m)

Lounge

11' 11" x 11' 11" (3.65m x 3.65m)

Floorplans

GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.

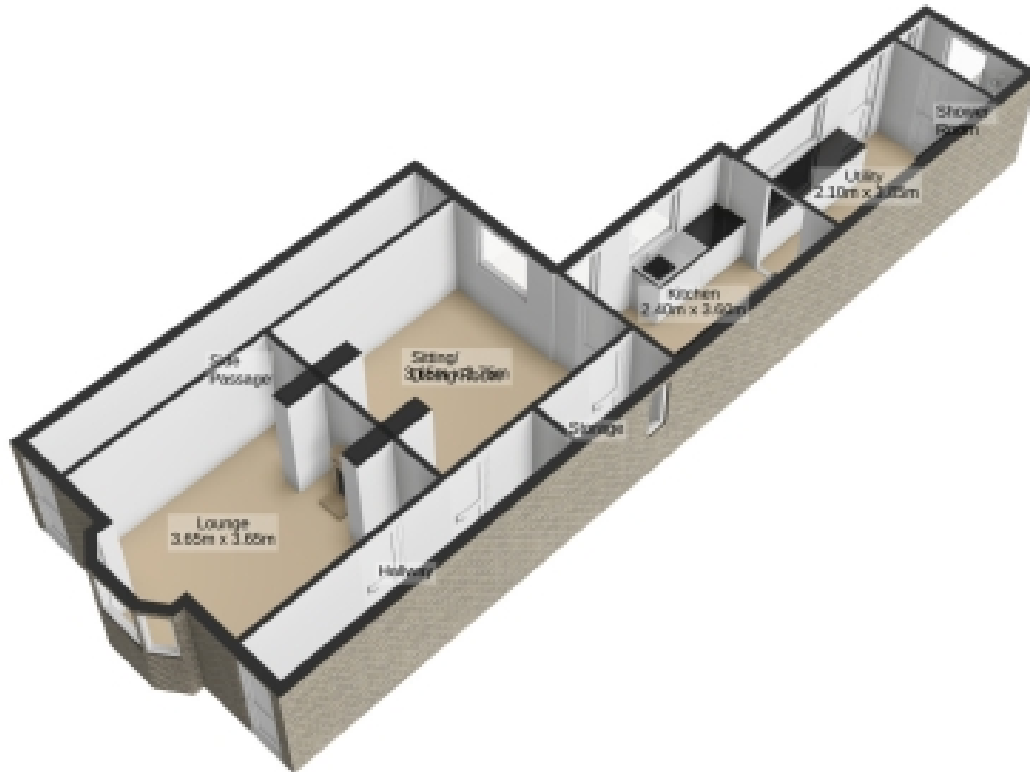


TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

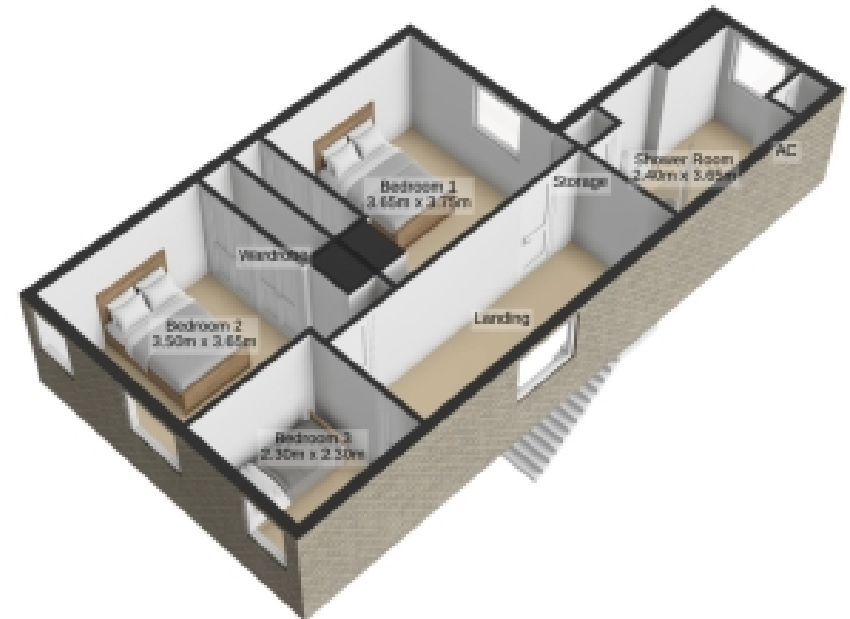
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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