

Leighton Road

Uttoxeter, ST14 8BL



Attractive bay-fronted forecourted terrace with well-presented and appointed accommodation with a good-sized garden backing onto allotments, situated in a popular area within easy reach of local amenities and the town centre.

£185,000



John German 

An ideal first step onto the property ladder or a downsize, viewing and consideration of this lovely traditional home is highly recommended to appreciate the mix of its retained features and character with its well-appointed modern living standard, plus its delightful long garden.

Situated on the popular road within easy walking distance to convenience shop found on the Bird Land development, and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation

A lovely composite and part obscure double glazed entrance door opens to the lovely lounge, providing an excellent introduction to the home, with a focal chimney breast and a log burner set on a slate hearth and a timber mantel, plus a wide walk-in bay window providing an abundance of natural light.

Feature flooring flows into the inner lobby where there is an understairs cupboard and the separate dining room, having a rear facing window and a door leading to the stairs for the first floor.

The fitted kitchen has a range of base and eye level units with worksurfaces and an inset ceramic sink unit set below the window, a fitted electric hob with a contemporary extractor hood over, a built-in electric oven and further combination oven, plus integrated appliances including a dishwasher and a fridge/freezer. A uPVC part double-glazed door provides access outside and additional light.

Completing the ground floor accommodation is the fitted bathroom, having a white modern suite with feature tiling incorporating a panelled bath with a mixer shower and screen above, plus a side facing window.

Upstairs the landing has doors leading to the spacious double bedrooms, each extending to the full width of the home and feature cast fireplace surrounds, providing ample space for beds and furniture. The rear facing master bedrooms enjoys a far-reaching outlook and has a door leading to the versatile dressing room/bedroom, which provides potential to be fitted as an ensuite shower room, also enjoying the far-reaching view.

Outside

To the rear, a yard area leads to the shared access towards the end of the terrace, and to the lovely, paved patio which has gravelled edging providing a pleasant seating and entertaining area and the garden, which is laid mainly to lawn and is enclosed to three sides, with space for a shed backing onto allotments. To the front is a block-paved forecourt.

What3words: ///makeovers.cheek.sentences

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: On road

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

Our Ref: JGA/23032026

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Ground Floor



Floor 1



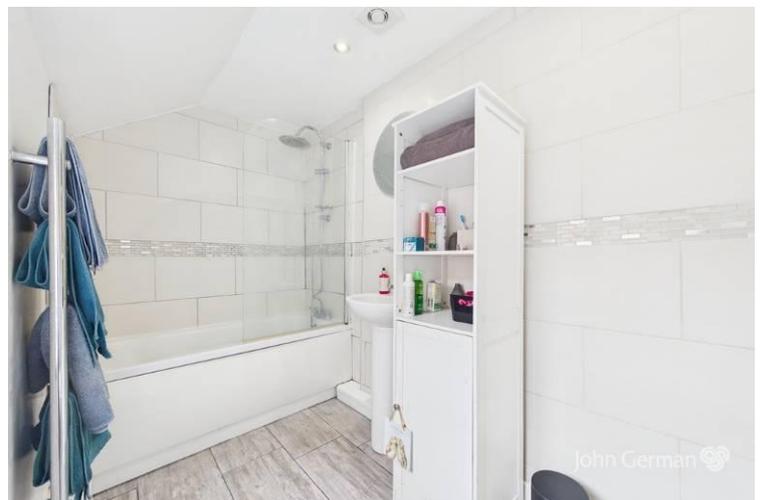
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Approximate total area⁽¹⁾
819 ft²
76 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Agents' Notes

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