

# Marlpit Lane

Denstone, Uttoxeter, ST14 5HH



Traditional semi-detached home in need of a comprehensive cosmetic improvement programme, situated on the edge of the highly regarded village enjoying fabulous far reaching views to the front.

£235,000

John German 

Providing a huge amount of potential for anyone looking for 'a bit of a project' to personalise, remodel or even extend if desired (subject to obtaining the necessary planning permission). Already having an oil fired central heating system and uPVC double glazing, the home is for sale with the benefit of having no upwards chain.

Positioned on the edge of the highly respected and sought-after village enjoying some magnificent views, especially from the first floor, over the surrounding countryside and the Weaver Hills. Situated within walking distance to the amenities including All Saints first school, The Tavern public house and restaurant, the award-winning Denstone Farm Shop, active village hall, tennis courts and bowling green and the village church. Several walks through the surrounding countryside are also on the doorstep, and the world head quarters of JCB is also within walking distance. The towns of Uttoxeter and Ashbourne are within easy commutable distance, as is the A50/road networks.

An enclosed porch leads to the hallway where there is a side facing window providing additional natural light, stairs rising to the first floor and doors open to the ground floor accommodation plus the downstairs WC.

The open plan lounge/dining room extends to the full depth of the home and has a focal open fire and surround, with the front facing window enjoying a lovely open outlook. The kitchen is positioned to the rear of the home, with a range of units and worktops, a stainless steel sink unit set below the window overlooking the garden, plumbing for a washing machine, additional appliance space and a freestanding oil fired central heating boiler, plus a uPVC part double glazed door to the side.

This ground floor space provides potential to remodel the rear of the home to provide an open plan living dining kitchen, and a separate lounge at the front (subject to obtaining building regulations/consents).

To the first floor, the landing has a side facing window and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed and have built-in wardrobes. The rooms to the front enjoy a magnificent view over the surrounding countryside and towards the Weaver Hills. Finally, there is the bathroom which has a side facing window.

Outside, to the rear, there is an enclosed southerly facing, low maintenance garden which is mainly paved. To the front, the garden is both paved with beds and a lawn, enjoying an open outlook. A tarmac driveway provides off road parking, extending to the side of the property and further to the detached garage, in need of some work.

**What3words:** ///couch.hillsides.position

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		



John German

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

01889 567444

uttoxeter@johngerman.co.uk

#### Agents' Notes

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