

Leedhams Croft

Walton-on-Trent, DE12 8NW





Leedhams Croft

Walton-on-Trent, DE12 8NW

Offers In Region Of £399,950

Situated in the sought-after village of Walton-on-Trent, this spacious and beautifully presented four-bedroom detached family home on Leedhams Croft offers an impressive 1,334 sq. ft. of versatile living accommodation, ideal for modern family life.



Occupying a pleasant position within this popular village within John Taylor catchment, the property benefits from a driveway to the front providing off-road parking, together with an additional allocated parking space conveniently positioned adjacent to the property.

Internally, the home offers generous and well-balanced accommodation throughout. The ground floor features a welcoming entrance lobby and hallway leading through to an impressive open-plan kitchen, dining and living space, ideal for modern family living and entertaining. The kitchen is fitted with a range of wall and base units together with deep storage drawers and incorporates an integrated dishwasher, fridge freezer, Rangemaster cooker and extractor fan. A large window overlooks the rear garden, allowing plenty of natural light into the space. The dining area is generously proportioned, offering ample room for a family dining table and chairs, while a bay window and door provide direct access out to the rear garden. The living area is bright and inviting, centred around an attractive feature fireplace which creates a cosy focal point to the room. In addition, the former garage has been thoughtfully converted to create a versatile family room. This flexible space could serve a variety of purposes including a snug, utility (containing plumbing for a washing machine) home office, playroom or even a downstairs bedroom if required. Completing the ground floor accommodation is a convenient downstairs WC fitted with a hand wash basin.

To the first floor are four well-proportioned bedrooms and a modern family bathroom. The principal bedroom is a particularly generous double room benefitting from fitted storage. One neighbouring property has adapted this room to incorporate an en-suite bathroom, presenting exciting potential for future purchasers subject to the necessary permissions and consents. The remaining bedrooms are all well sized and ideal for family members, guests or those working from home. The family bathroom is fitted with a shower over the bath, WC and hand wash basin. The bedrooms provide ample space for growing families, guests or those working from home.

Outside, the property enjoys a beautifully maintained rear garden with a lovely sunny aspect, making it an ideal space for outdoor dining, entertaining or simply relaxing during the warmer months. An initial patio seating area leads onto a lawned garden bordered by mature shrubs, flowers and planting, creating an attractive and established outdoor setting. To the rear of the garden is a further decked seating area, perfect for barbecues or creating a more private retreat. Along the side of the property contains ample storage sheds. The garden also benefits from a summer house with electrics, providing excellent additional outdoor space with a variety of potential uses, such as an outdoor office.

Leedhams Croft is ideally positioned within easy reach of a range of local amenities and everyday conveniences in Walton-on-Trent and the surrounding village. Excellent transport links provide straightforward access to Burton upon Trent, Swadlincote, Derby and the A38, making the property well placed for commuters. Nearby highly regarded schooling, countryside walks and a local pub further enhance the appeal of this desirable village location. This substantial detached home combines spacious accommodation, practical parking arrangements and a fantastic village setting, making it an excellent opportunity for families seeking both comfort and convenience.

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

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: South Derbyshire District Council / Tax Band E

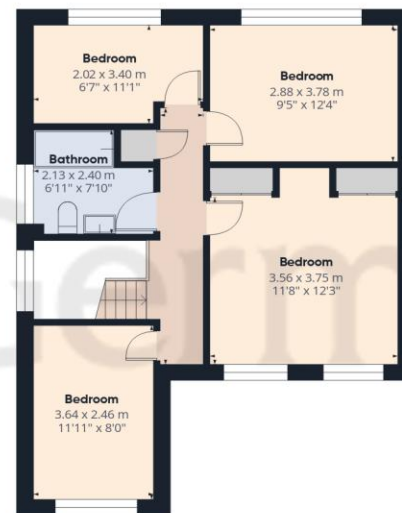
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/21052026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

123.9 m²

1334 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



