

# Leighton Road

Uttoxeter, ST14 8BL

John   
German





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£475,000

**Extremely handsome and imposing traditional 5 bedroom detached Edwardian home providing immaculately maintained and spacious family sized accommodation set over three floors. Occupying a delightful plot extending to approximately 0.28 acre in a popular area within close proximity to amenities.**



Internal inspection and consideration of this hugely impressive residence is strongly recommended to appreciate its room dimensions and layout, standard, retained character and charm plus its delightful garden plot which provides potential to extend the property (subject to obtaining the necessary planning permissions).

Situated in a popular area of the town in close proximity to local amenities including the convenience shop on the Birdland development plus the town centre and its wide range of amenities.

Accommodation - A storm porch with a replacement composite entrance door opens to the porch which has a wide front facing window and double doors leading to the welcoming hall which provides an impressive introduction to the property. Stairs rise to the first floor with storage space beneath and quality doors lead to the good sized ground floor accommodation.

Situated at the front is the well proportioned lounge which has a wide walk-in bay window providing an abundance of natural light and a focal coal effect gas fire with a feature surround.

The separate dining room positioned to the rear of the property also has a focal fireplace and wide French doors opening to the pleasant patio and garden.

Adjacent to this is the hugely impressive refitted breakfast kitchen which has an extensive range of Masterclass base and eye level units including larder cupboard and carousel corner cupboards, with fitted Corian work surfaces and breakfast bar, inset ceramic sink, space for a range stove with an extractor hood over, integrated dishwasher and a rear facing window overlooking the garden.

The useful utility room provides space to kick off those boots and coats with plumbing for a washing machine and further appliances, tiled floor, dual aspect windows and a door to the garden. A solid timber and latch door opens to the fully tiled shower room which has a white suite incorporating a double shower cubicle with a Mira thermostatic shower over.

To the first floor the lovely landing area has recessed lighting and a double glazed skylight providing natural light, stairs rising to the second floor and quality doors opening to the three bedrooms, two of which can easily accommodate a double bed and furniture. Completing the first floor is the well appointed fitted family bathroom which has a four-piece suite incorporating both a panelled bath and a separate corner shower cubicle with a Mira thermostatic shower over and complementary tiled splash backs.

On the second floor the landing leads to two further double bedrooms, the room to the rear enjoying fabulous far reaching views, and each benefitting from built in storage cupboards.

Outside - To the rear a paved patio provides a lovely entertaining area enjoying a good degree of privacy leading to the good sized garden that is predominantly laid to lawn with well stocked beds and borders plus trees. There is a further paved seating area and space for a summerhouse plus access to a useful brick built outbuilding/store. To the front is a small forecourt with an established shrub hedge. A double width driveway provides off road parking leading to the attached garage that has power and a door to the rear garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/16012023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D



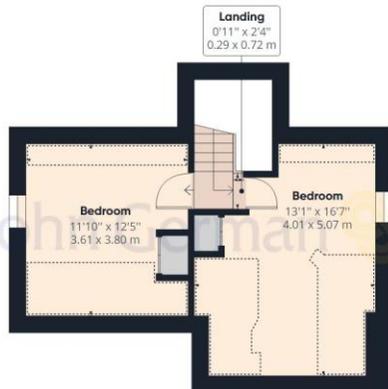




Ground Floor



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

1602.52 ft<sup>2</sup>

148.88 m<sup>2</sup>

**Reduced headroom**

161.07 ft<sup>2</sup>

14.96 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

### 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		82   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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