

# Lady Meadow Lane

Denstone, Uttoxeter, ST14 5FZ

John German







## Lady Meadow Lane

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£445,000

Beautifully presented and immaculately maintained detached barn conversion style home situated in a small and exclusive development on the edge of this highly desirable and well regarded village.

Suitable for a variety of buyers including those looking to move up or down the property ladder, viewing and serious consideration of this energy efficient home which was built in 2021 is highly recommended to appreciate its layout and high specification throughout, beautiful exclusive courtyard setting with views plus its lovely position on the edge of the village.

Situated within walking distance of its range of amenities include The Tavern public house and restaurant, the award winning Denstone Farm Shop, first school, tennis courts and bowling green, church and village hall. Several walks through the beautiful surrounding countryside are on the doorstep as are the lakes at the world headquarters of JCB. The towns of Ashbourne and Uttoxeter are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A part obscure double glazed entrance door opens to the hall providing an impressive and welcoming introduction to the home with stairs rising to the first floor, a part double glazed door opening to the garden and an arch to the spacious ground floor accommodation.

The fabulous open plan living dining area provides the hub of the home with bi-folding doors opening to the garden that allow sunlight to flood in alongside two small side facing windows. The lovely tiled floor with under floor heating flows into the well equipped kitchen where there is an extensive range of base and eye level units with work surfaces and matching breakfast bar, inset sink unit, fitted induction hob with extractor over, built in double oven. Integrated appliances include a fridge, freezer and dishwasher. French doors open to the pleasant enclosed front patio and a further door leads to the lobby area which has a built in double laundry cupboard with space for appliances and a door to the fitted guest's cloakroom having a superior contemporary two-piece suite.

The first floor landing has a fitted pull down ladder giving access to the extremely useful loft space which has a laminate floor and power. Off the landing doors lead to the three good sized bedrooms, each able to accommodate a double bed, and the luxury family bathroom which has stylish fully tiled walls and a contemporary white three-piece suite.

The impressive rear facing master bedroom extends to the full width of the property enjoying a pleasant outlook over fields and incorporating a separate dressing area leading to the luxury en suite shower having a contemporary suite incorporating a double shower cubicle.

**Outside** - To the rear a natural stone paved patio provides a lovely entertaining area enjoying a good degree of privacy. Beyond is a mainly lawn enclosed to three sides by timber fencing and an established hedge. There are well stocked borders and gated access to the front via both sides.

To the front is a pleasant enclosed paved patio enjoying a degree of privacy with a timber built bin store and gated access to the drive. A block paved driveway provides parking and there are also two further adjoining allocated parking spaces.

what3words: undertone.thickens.dignify

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

**Services:** Air sourced heating system. Mains water, drainage and electricity 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/27032023

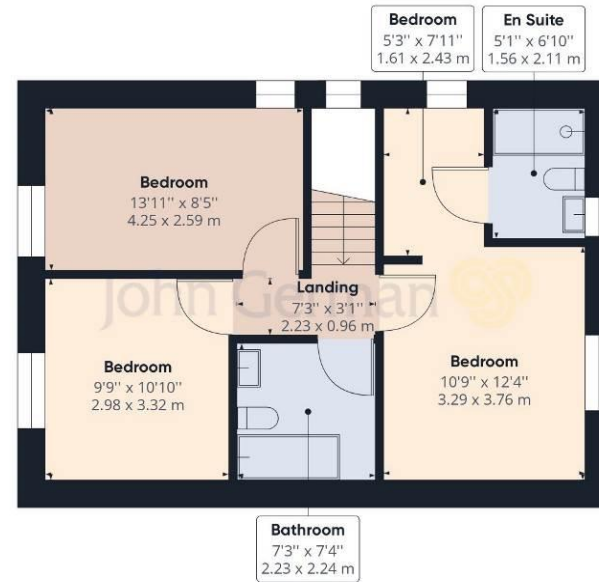
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

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

1448.01 ft<sup>2</sup>

134.52 m<sup>2</sup>

**Reduced headroom**

100.92 ft<sup>2</sup>

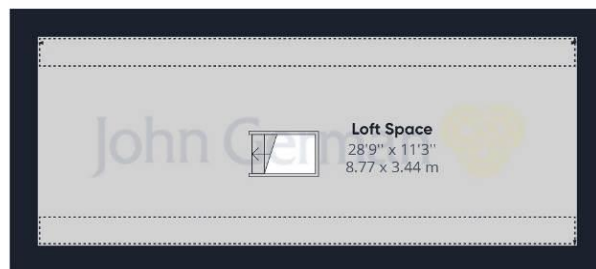
9.38 m<sup>2</sup>

(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



Floor 2



### 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		92   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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