

The Meadows

Kingstone, Uttoxeter, ST14 8QE

John German





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£375,000

Substantial Stan Clarke built home providing deceptively spacious family sized accommodation set over three floors, occupying a good sized plot housing a versatile home office in the highly desirable village of Kingstone.



For sale with no upward chain involved, viewing of this spacious family sized home is strongly recommended to appreciate its room dimensions and layout, scope to remodel and personalise if desired and its lovely plot and position in the village. The popular and well regarded village provides a range of amenities including the Talbot First School, the Shrewsbury Arms public house and restaurant, active village hall, church and the Manor Golf Club, plus walks through the surrounding countryside. The town of Uttoxeter and its wide range of amenities is only a short drive away.

A uPVC double glazed entrance door leads to the enclosed porch having a uPVC part obscured double glazed door leading to the hall which has stairs rising to the first floor, plus doors to the garage, downstairs WC and the well proportioned ground floor accommodation. The generously sized dual aspect dining room is immersed in natural light with a door to the breakfast kitchen and a double doorway leading to the spacious lounge which has a focal fireplace and wide sliding patio doors opening to the brick base and uPVC double glazed constructed conservatory providing additional living space with a view over the pleasant rear garden, tiled floor, power points and French doors giving direct access to the patio and garden. The fitted breakfast kitchen has a range of base and eye level units with work surfaces and matching breakfast bar, inset sink unit below the wide window overlooking the garden, fitted electric hob with an extract or over and oven under, integrated fridge and space for further appliances, plus the freestanding oil fired central heating boiler and a uPVC part obscured double glazed door to the side elevation.

To the first floor, the landing has stairs rising to the second floor and doors to the four good sized bedrooms, all able to accommodate a double bed with a spacious front facing master having built in storage and the benefit of a fully tiled en suite shower room with a white suite incorporating a shower cubicle with electric shower over. The family bathroom also has a white suite incorporating a panelled bath with electric shower over, tiled splashbacks plus half tiled walls, and a built in airing cupboard.

To the second floor, the landing provides space to be utilised as a study or play area with a skylight providing natural light, access to the eaves and a door to the fifth double bedroom which has dual aspect windows including two skylights and a side facing window, and access to the eaves.

Outside to the rear, a spacious paved patio with blocked paved edging provides a pleasant seating and entertaining area with a raised timber bed and a good sized garden which is laid to lawn, enclosed to three sides by timber fencing with gated access to the front. At the bottom of the garden is the impressive versatile home office or outside entertaining area if desired which has power and light, and an attached storeroom. To the front is a garden laid to lawn with shrubbed beds and a tarmac driveway and turning point providing off road parking, leading to the garage that has an up and over door, power and light.

What3words: cool.responds.shock

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

Property construction: Brick. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

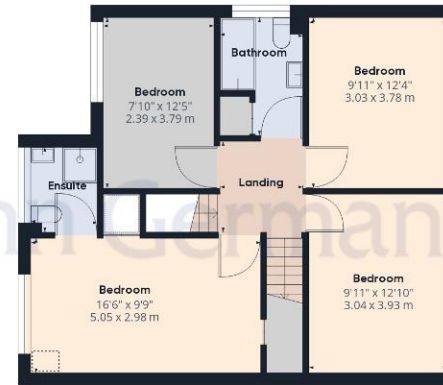
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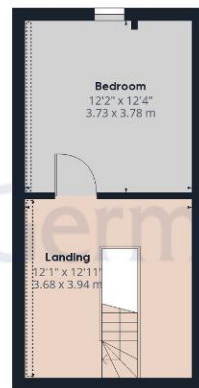




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2035.55 ft²
189.11 m²

Reduced headroom

13.62 ft²
1.27 m²

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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