

The Meadows

Kingstone, Uttoxeter, ST14 8QE

John 
German





The Meadows

Kingstone, Uttoxeter, ST14 8QE

Offers Over £475,000

Kingstone House is an impressive executive style detached family home located in the sought after rural village of Kingstone.



John German is delighted to offer to the market this impressive detached family home situated within the popular Staffordshire village of Kingstone. The lovely village provides a range of amenities including the popular Shrewsbury Arms public house and restaurant, Talbot first school, active village hall, church and The Manor Golf Club. Several walks through the beautiful surrounding countryside are also on the doorstep. The town of Uttoxeter is only a short drive away providing a wide range of amenities and access to the A50 dual carriageway linking the M1 and M6 motorways.

The property has a storm porch which leads to the front door opening into the welcoming entrance hallway where carpeted stairs rise to the first floor landing and doors opening into lounge, kitchen/diner and guest cloakroom. The generously sized living room has dual aspect windows to the front and side aspect, carpeted flooring, two ceiling light points and a fireplace housing the wood burning stove. From the lounge a door opens into the sitting room/study which is a fantastic versatile room ideal as a home office/snug/study having window to the side aspect. From here, a door leads into the large games room which was originally the double garage and has now been converted into a superb games room, with permission previously granted for conversion into a self-contained annexe. The kitchen/diner is fitted with a range of matching wall and base units housing an inset sink with side drainer, a range of integrated kitchen appliances and an additional worktop area creating a breakfast bar. There is a door to the side of the kitchen leading out to the garden, windows to the front and rear aspects and oak flooring which extends into the dining area. The guest cloakroom comprises a low level WC, wash hands basin and a window to the rear aspect.

Upstairs there are four well-proportioned bedrooms and the family bathroom, with the master bedroom also benefiting from its own en-suite bathroom. The family bathroom is fitted with a low level WC, wash hand basin and a bath with shower over. There is tiled flooring and tiled splash backs, a chrome style heated towel rail and an obscured window to the rear aspect.

Outside the property sits on a generously sized corner plot on the entrance to The Meadows and has off-road parking for four vehicles, with potential to create more parking if needed, a detached double garage with two up and over doors, power and lighting and useful loft storage. There is a large front garden laid mainly to lawn, and to the rear of the property is an enclosed walled garden with patio seating area and lawned garden.

Agents note: There is no mains gas.

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

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** LPG

(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/>

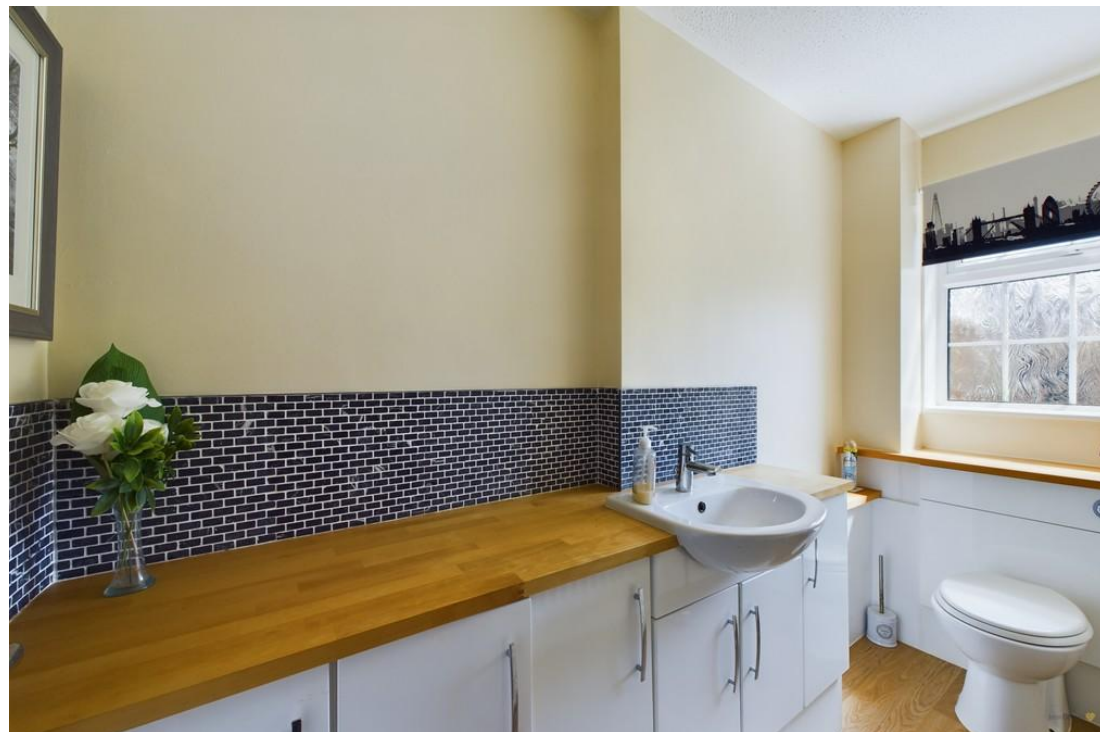
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

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

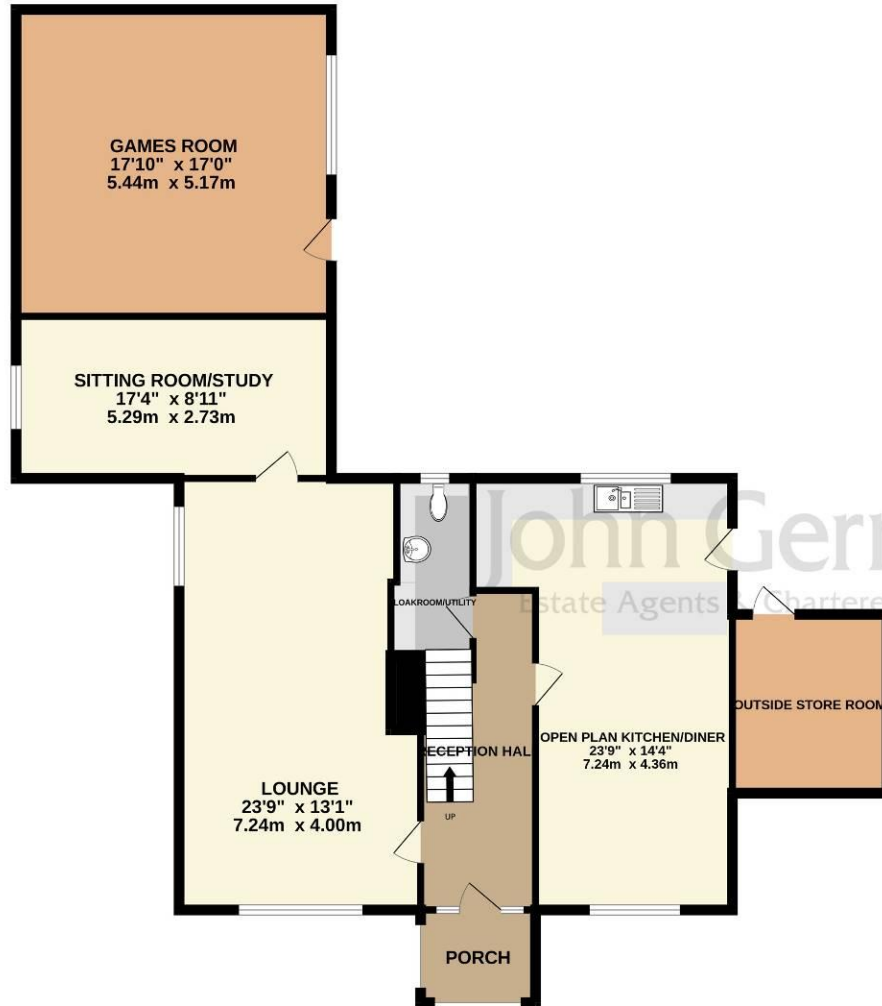
Our Ref: JGA/03072024

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.

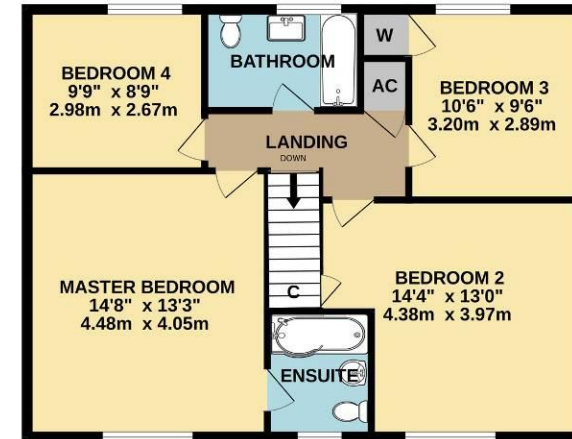




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



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		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		



John German

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

01889 567444

uttoxeter@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



