

# Marlpit Lane

Denstone, Uttoxeter, ST14 5HH



Semi detached dormer bungalow in need of a comprehensive improvement programme, occupying a pleasant position in the highly sought after and well regarded village.

£219,950



John German

Whether looking to move up or down the property ladder, or looking for a project, viewing of this semi detached dormer bungalow is highly advised to appreciate its potential to make it your own, remodel and extend (subject to obtaining the necessary planning permission/consents). For sale with no upward chain involved.

Situated in the highly desirable and regarded village within walking distance to its range of amenities including the first school, The Tavern public house and restaurant, the award winning Denstone Farm Shop, active village hall, tennis courts and bowling green and the church. There are also numerous walks through the surrounding countryside towards Dimmingsdale and the Churnet Valley, plus the lakes at the front of the world HQ of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway road network.

A uPVC part obscure double glazed entrance door with side panels opens to the hall where doors lead to the adaptable ground floor space, plus a useful cloakroom that houses the oil fired central heating boiler. The comfortably sized lounge has a wide front facing window allowing the natural light to flood in, having a focal open fire with a tiled surround, and a door to the inner hall. The kitchen also links the entrance hall and inner hall having a range of base and eye level units with worksurfaces and an inset sink unit set below the side facing window, space for an electric cooker and additional appliances, plus a uPVC part obscure double glazed door to the outside.

The inner hall has stairs rising to the first floor and doors to the two good sized bedrooms, each able to accommodate a double bed with the larger room presently used as an additional reception room with a useful under stairs cupboard. Finally, there is the fully tiled bathroom which has a white suite and a side facing window.

To the first floor, the landing has a door leading to the front facing double bedroom, enjoying a pleasant outlook and having a walk in cupboard providing potential to be converted or extended into an en suite (subject to obtaining consents). The landing also has a sliding door to the walk in loft space, also providing potential for conversion.

Outside, to the rear, the enclosed garden enjoys a degree of privacy, providing scope to landscape as you wish, presently having borders, a lawn and space for sheds and a greenhouse. To the front is a stocked border and a block paved driveway which extends to the side of the home providing ample parking.

**What3words:** dragonfly.ends.oasis

**NOTE:** THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONALCHARGE.

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

**Property construction:** Standard

**Parking:** Drive.

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(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 B

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

**Our Ref:** JGA15112024

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Ground Floor



John German

**Approximate total area<sup>(1)</sup>**  
967.14 ft<sup>2</sup>  
89.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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