

Leighton Road

Uttoxeter, ST14 8BL



Attractive traditional detached home offering a huge amount of potential occupying a good sized and established plot on a quiet road.

£287,000
NO UPWARD CHAIN

John German

For sale with no upward chain involved, internal inspection of this individually designed traditional home is essential to appreciate the huge amount of potential to personalise, remodel and expand the accommodation (subject to obtaining the necessary planning permission/consents), combined with its retained character and original features. Occupying a good sized established plot enjoying a degree of privacy with wide off road parking to the front.

Situated on a quiet road within easy walking distance to a small shop and easy reach of the town centre with its wide range of amenities including supermarkets, good schools, leisure facilities, bars and restaurants.

Accommodation - A timber entrance door opens to the hallway immediately revealing its character having a Minton tiled floor and a staircase rising to the first floor. The living room has a wide walk-in front facing bay window providing ample natural light plus a focal chimney breast with a log burner set on its hearth and fitted shelving in the recesses. The separate dining room also has a focal chimney breast with a log burner set on a hearth, a useful built in understairs cloakroom and a rear facing window. The kitchen has a range of base and eye level units with worktops and a sink unit set below one of the two side facing windows, space for a gas range stove and plumbing for a dishwasher. A sliding door leads to the utility room which also has base and eye level units with work surfaces, a stainless steel sink unit, plumbing for a washing machine and space for further appliances plus a door opening to outside. Completing the ground floor space is the tiled shower room which has dual aspect windows.

On the first floor the spacious landing has a side facing window providing natural light and a fitted pull down ladder to the boarded loft providing the potential to be converted (subject to any necessary consents) having lights and storage in the eaves, and the landing provides ample space for a permanent staircase to be installed. There are three bedrooms, two of which can easily accommodate a double bed and benefit from fitted wardrobes. Finally there is the fitted family shower room incorporating a double shower cubicle with an electric shower over, built in storage including the airing cupboard and a rear facing window.

To the rear a spacious paved patio provides a pleasant seating and entertaining area, enjoying a degree of privacy with a timber built workshop and an attached uPVC double glazed summerhouse overlooking the pleasant garden which is laid to lawn with well stocked borders. At the bottom of the garden there are further timber built workshop and storage sheds. At the top of the patio an enclosed passage leads to front which has a block paved driveway providing off road parking.

what3words: spines.prices.regulator.

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 additional charge.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 C

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

Our Ref: JGA/23052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

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