

# Old Lane

Checkley, Stoke-on-Trent, ST10 4NQ

John German



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£450,000

Attractive detached family home with well maintained and generously sized accommodation, occupying a delightful garden plot with off road parking and a garage, situated in the popular village within walking distance to its amenities.



For Sale with No Upwards Chain Involved, internal inspection and consideration of this lovely family home is highly recommended to appreciate its immaculate condition combined with scope to personalise and make it your own, room dimensions and layout, and its delightful gardens featuring some trees to the front. Ideal whether looking to move either up or down the property ladder, for a home in a convenient location close to countryside.

Situated in the popular village within walking distance to local amenities including public houses, active village hall and its milkstop, church and Hutchinson First School. Conveniently positioned between the village of Lower Tean and town of Uttoxeter, also within easy reach of the A50 dual carriageway linking the M1 and M6 Motorways, plus the cities of Stoke-on-Trent and Derby.

**Accommodation:** An enclosed porch with a quarry tiled floor provides space to hang up your coats and kick off your shoes, leading to the welcoming hallway which provides a lovely introduction to the home, where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the guest wc.

The comfortably sized lounge is positioned to the front of the home has a wide bow window providing an abundance of natural light and a pleasant outlook of the front garden. The fitted kitchen has an extensive range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the rear garden, a fitted electric hob and built-in oven, an integrated dishwasher and space for a fridge/freezer. A wide arch leads to the separate dining room which also overlooks the delightful garden.

Completing the ground floor space is the fitted utility room which has a range of units and a worksurface, plumbing for a washing machine and space for a tumble dryer, plus a part double glazed door opening to the garden. To the first floor the landing has a side facing window providing natural light, a built-in airing cupboard and access to the loft. Doors lead to the four good sized bedrooms, all of which enjoy far reaching views over the surrounding countryside, and the fitted family bathroom which has fully tiled walls and a modern white four-piece suite incorporating both a panelled bath and a separate shower cubicle.

**Outside:** The home sits centrally in a delightful enclosed garden plot. To the rear a paved patio provides an excellent seating and entertaining area, leading to the lawn which has shaped gravelled borders containing a large variety of shrubs and plants, small pond, plus space for a greenhouse and shed. To the front there is a shaped lawn with gravelled borders containing well-tended topiary shrubs and plants, and a feature fir and beautiful monkey puzzle tree. A concrete print driveway provides off road parking leading to the garage, which has an up & over door and power.

**Please Note** – The property is not presently on the Land Registry  
W3W - rank.enjoy.reputable

**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:** Driveway & Garage **Electricity supply:** Mains

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

**Broadband type:** TBC

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:** Staffordshire Moorlands District Council / Tax Band D

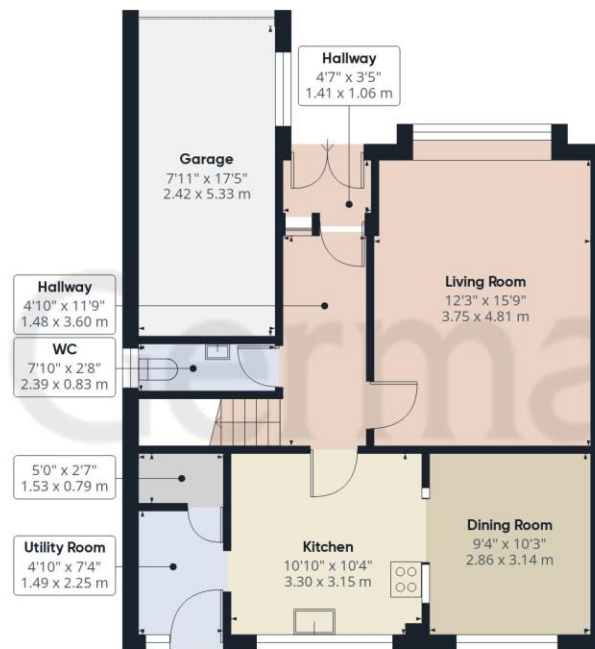
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA15122025







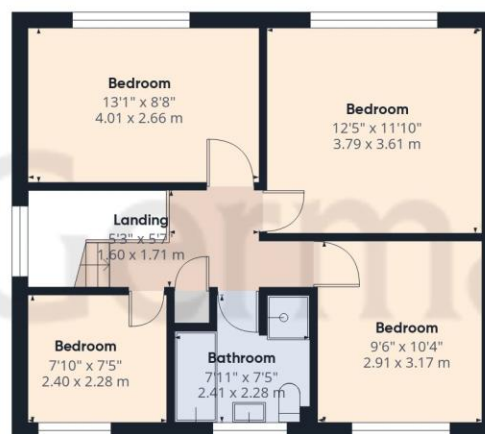


Ground Floor

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

1240 ft<sup>2</sup>

115.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







### 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.

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	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  
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