

# Leighton Road

Uttoxeter, ST14 8BL



John German



Extremely attractive traditional bay-fronted semi-detached home with beautifully presented and generously sized accommodation, including a versatile loft room. Situated on a popular road within easy reach of the town centre and amenities.

£228,000



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Ideal whether looking to make your first steps onto the property, a home move or a buy-to-let investment, internal inspection and consideration of this lovely traditional home is highly recommended to appreciate its room dimensions and layout including a versatile loft room, impressive condition, its long rear garden and the benefit of a double width driveway.

Situated on a sought-after non-estate road within close proximity to the convenience shop found on the Bird Land development, and also within walking distance to the town centre with its wide range of amenities including public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - A uPVC part obscure double glazed entrance door opens to the extremely welcoming living room that provides a lovely introduction to the home and extends to the full width of the property. It has a wide walk-in bay window and a focal chimney breast with a feature tiled insert and hearth plus a log burner.

An inner hall has stairs rising to the first floor and opens to the fitted dining kitchen, also extending to the full width of the home, having a range of base and eye level units with worktops and an inset sink unit set below one of the two windows overlooking the rear garden, space for an electric cooker with an extractor hood over, plumbing for a washing machine and space for a fridge/freezer. Additionally there is a useful understairs cupboard, and a uPVC part obscure double glazed door opens to an open canopy porch to the patio and garden.

To the first floor the landing has original doors opening to the two good sized bedrooms, with the spacious front facing and full width master having a focal cast fireplace and a built-in cupboard housing the gas combination central heating boiler. From here stairs rise to a versatile loft room which has both power and a double glazed skylight, making an ideal home office, dressing area or den. Completing the accommodation is the fitted bathroom which has white modern suite with complementary tiled splashbacks, incorporating a panelled bath with a mixer tap and shower attachment plus a glazed screen above.

Outside - To the rear a paved patio has steps leading to a further paved seating area, enjoying a good degree of privacy and ideal for relaxing and entertaining. This leads to the long garden which is predominantly laid to lawn having well stocked borders containing a variety of shrubs and plants.

At the end of the garden is a lovely natural stone effect paved patio with brick edging ideal for the afternoon sun, with raised beds and space for a timber shed. Enclosed to three sides with gated access to the front.

To the front a block paved double width driveway provides off road parking.

**W3W:** digit.neat.crunches  
**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  
**Electricity supply:** Mains  
**Sewerage:** Mains  
**Parking:** Double width driveway  
**Water supply:** 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 A  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/28012026

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