

The Bungalow

Loxley Green, Uttoxeter, ST14 8QB

John 
German





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£459,995

Attractive double bay fronted detached bungalow with much improved accommodation and scope to still personalise, occupying a delightful plot extending to approx 0.23 acre enjoying privacy and panoramic views over the surrounding fields.

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Viewing and consideration of the excellent detached bungalow is essential to appreciate not only the work the current vendors have done to improve the home (including a fabulous living/dining kitchen and uPVC double glazed casement windows, solid oak window sills and doors), but the further scope to extend the property both upwards into the loft space and outwards (subject to obtaining the necessary Planning Permission) to personalise and make it your own. Occupying a lovely enclosed plot which extends to approximately 0.23 acre enjoying a huge amount of privacy with views over the surrounding fields to all sides, also benefiting from a useful block built outbuilding suitable for garaging or a workshop.

Situated on the rural edge of the extremely popular and picturesque village of Kingstone with its range of amenities including The Shrewsbury Arms public house and restaurant, Talbot First School, active village hall and Church, plus the Manor Golf Club. Only a short drive way is the town of Uttoxeter with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - The central hallway provides a lovely introduction to the home and an immediate indication of the improved standard, having a feature tiled floor and space to take off your coats and boots, plus solid oak doors to the generously sized accommodation.

To the front of the home is the comfortably sized dual aspect living room with a wide walk-in bay window to the front and a window overlooking fields to the side, a focal chimney breast with a cast log burner set on a slate effect hearth, and feature wall panelling to one side. Behind is the hugely impressive living/dining kitchen which has the same tiled floor as the hallway, with a side facing window overlooking fields double-glazed French doors opening to the rear, plus a focal chimney breast with a log burner and oak mantel. The kitchen has an extensive range of base and eye level units with quality worktops and an inset ceramic set below the window overlooking the rear garden, a fitted electric hob with an extractor over and electric oven under, plus an integrated fridge/freezer.

On the opposite side of the hallway are the two double bedrooms, with the front facing master having a wide walk-in bay window and both having panelled feature walls. The shower room is positioned to the rear of the property, with fully tiled walls.

From the living/dining kitchen a door opens to the porch which provides access to the front and a door to the attached garage that has double doors to the front, a personal door to the rear garden, and an attached utility area. The area to the side provides potential to be renovated/rebuilt to provide further living accommodation (subject to obtaining planning permission).

Outside - The property is set in an enclosed plot extending to approximately 0.23 acre in total, enjoying a high degree of privacy and views over the surrounding fields. To the rear is an enclosed low maintenance southerly facing garden incorporating a natural stone paved patio, with gated access to the side. To the front is a garden laid to lawn with established trees.

Timber double gates open to the driveway which provides secure parking for numerous vehicles, leading to an extremely useful block built outbuilding which is currently portioned into two areas, making an ideal garage/workshop or gym area, having power.

W3W: surprises.mingles.seated

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 & garaging

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

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 D

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

Our Ref: JGA/16022026







Ground Floor Building 1

Approximate total area⁽¹⁾

1958 ft²

181.8 m²



Ground Floor Building 2

(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.

GIRAFFE360



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		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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