

Leighton Road

Uttoxeter, ST14 8BL



Attractive Traditional Bay Fronted Semi-Detached Home with Extremely Well-Maintained Accommodation, Long Rear Garden and Off-Road Parking. Situated on the Popular Road within Easy Reach of Local Amenities and the Town Centre

£209,995

John German 

For Sale with No Upward Chain and making an ideal First Home or Downsize for anyone looking for a property with some character and generous room sizes, viewing is highly recommended to appreciate the opportunity to move straight in and then make it your own. Extremely well maintained by the current owners and benefiting from a long enclosed rear garden providing a blank canvas, and a double driveway to the front.

Situated on the popular 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 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. The nearby A50 dual carriageway links the M1 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: A newly added uPVC double glazed enclosed porch opens to the spacious lounge which has a wide walk-in bay window to the front enjoying an open outlook, and a focal chimney breast having a tiled hearth and fitted cupboards either side in the recesses.

An inner lobby has stairs rising to the first floor, and a door to the fitted dining kitchen which like the lounge extends to the full width of the home. Having a range of base and eye level units with fitted worktops plus an inset sink unit set below the window overlooking the long garden, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine plus space for additional appliances, and a useful understairs pantry/cupboard.

The rear porch has a part glazed door providing access outside, and a door to the downstairs wc.

To the first floor the landing has a sun tunnel providing natural light and a loft hatch. Doors open to the two good sized bedrooms, each able to accommodate a double bed, with the front facing master extending to the width of the home with a feature cast fireplace and a built-in wardrobe. Completing the accommodation is the fitted bathroom which has a white suite with complimentary tiled splashbacks, incorporating a panelled bath with a mixer shower and glazed screen above.

Outside: To the rear a tiered paved patio enjoys a pleasant outlook and a degree of privacy and fitted bench seating, leading to the long lawn providing a blank canvas to landscape as you wish, space for a shed and gated access to the front.

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

W3W – themes.passing.paddocks

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

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: East Staffordshire Borough Council / Tax Band A

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

Our Ref: JGA02022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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