

Jacks Lane

Marchington, Uttoxeter, ST14 8LW

John 
German





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£359,995

Extremely well maintained detached family home providing generously proportioned family sized accommodation, occupying a delightful plot backing onto fields located in the highly desirable village of Marchington within walking distance to amenities.



For sale with no upwards chain involved, viewing of this substantial family residence is strongly recommended to appreciate the room dimensions (including four double bedrooms) and layout, improvements made by the current owner, including an impressive fitted kitchen, garden plot and views to the rear.

Situated in the highly sought after village of Marchington within walking distance to amenities including a First School, community shop, public houses, village hall and a cricket club. The towns of Uttoxeter and Burton Upon Trent, plus the City of Lichfield, are all within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A useful enclosed porch with a part-obscured double glazed door and side light leads to the welcoming hall that has stairs rising to the first floor and quality doors leading to the spacious ground floor accommodation, plus the garage and the fitted guest cloakroom / WC.

The well proportioned lounge has a focal coal effect gas fire with a feature surround, and wide bi-folding doors opening to the rear patio and garden. A double width doorway leads to the dining room that has a side facing window and door to the kitchen, plus French doors opening to the extremely useful garden room which has power points, recess lighting, skylights and views over the rear garden, plus French doors opening to the patio.

At the front of the property is the impressive fitted kitchen that has an extensive range of base and eye level units with granite work surfaces and inset sink unit set below the front facing window, fitted electric hob with extractor and built-in double oven, plus integrated appliances incorporating a fridge, dishwasher and washing machine. Additional light comes from a further side facing window and door opening to the outside, a useful pantry, and a further door returning to the hallway.

To the first floor, the landing has a built-in double airing cupboard and quality doors leading to the four good sized bedrooms, each able to accommodate a double bed, and three having built-in wardrobes. The spacious master bedroom has the benefit of a fitted en-suite shower room which incorporates a double shower cubicle with mixer shower above. Completing the accommodation is the family bathroom which has a white three piece suite with complimentary tiled splashbacks.

Outside to the rear, a block paved patio leads to the extremely pleasant, established garden that enjoys a good degree of privacy backing onto fields and is predominantly laid to lawn with well-stocked shaped borders, containing a large variety of shrubs and plants, plus a vegetable garden, shed, and greenhouse.

To the front is a garden also laid to lawn with shrubbed borders. A tarmac driveway provides off-road parking leading to the garage which has an up and over door and power.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/29102020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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