

Leigh Lane

Bramshall, Uttoxeter, ST14 5DN

John
German





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£460,000

Superbly presented and immaculately maintained family sized home occupying a good sized plot backing onto fields. Located in this highly sought desirable village within walking distance to its amenities.



Internal inspection of this fabulous Stan Clark built home is strongly recommended to appreciate its condition, room dimensions and lovely plot plus position in the always popular village of Bramshall.

Situated in walking distance of the village amenities which include The Butcher's Arms public house and restaurant, active village hall, Sargeant's local Butchers and shop plus the picturesque church. There are several footpaths on the doorstep across surrounding countryside. The town of Uttoxeter is only a short drive away where a larger range of amenities can be found and the A50 is also within easy reach that links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A storm porch with a uPVC part obscure double glazed door opens to the welcoming hall where stairs rise to the first floor and quality doors opening to the spacious ground floor accommodation and the guest cloakroom/WC.

The generously sized lounge is positioned to the rear of the property having a focal fireplace having a coal effect gas fire set on a marble hearth, lovely flooring and wide patio doors opening to the impressive garden.

A wide arch wraps around into the fabulous fitted dining kitchen that extends to the full depth of the property having an extensive range of base and eye level units with granite work surfaces and breakfast bar, inset sink unit set below the dual aspect windows, fitted hob with an extractor hood over and an electric oven under. A door opens to the side elevation and a further uPVC door and window leads to the extremely impressive and good sized brick and uPVC double glazed constructed conservatory. It provides further entertaining space with views down the garden, a tiled floor, power and heating plus French doors opening to the garden.

Completing the ground floor accommodation is the study that has built-in furniture and a wide front facing bow window. The room is equally adept to be used as a family room or sitting room if desired.

To the first floor the landing has a built in airing cupboard housing the combination central heating boiler and quality doors opening to the four good sized bedrooms, each able to accommodate a double bed and the rooms to the rear enjoying a far reaching outlook.

The large master bedroom benefits from both a walk in wardrobe and further built in storage plus a fitted en suite shower room having a modern three piece suite and tiled walls.

Finally there is the fitted family bathroom which has a white three piece suite with complementary tiled splash backs and a mixer shower and glazed screen above the panelled bath.

Outside, to the rear a lovely block paved patio provides a wonderful entertaining area enjoying a good degree of privacy leading to the immaculate good sized garden which is predominantly laid to lawn with well stocked and tended borders containing a large variety of shrubs and plants. Located at the bottom of the garden is a vegetable garden and space for a greenhouse, with views over the adjoining farmland.

To the front is a garden laid to lawn with well stocked borders containing a variety of shrubs and a monkey puzzle tree. A block paved driveway provides off road parking extending to the side and to the detached single garage that 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. It has the benefit of 3 phase electric.

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

www.eaststaffsbc.gov.uk

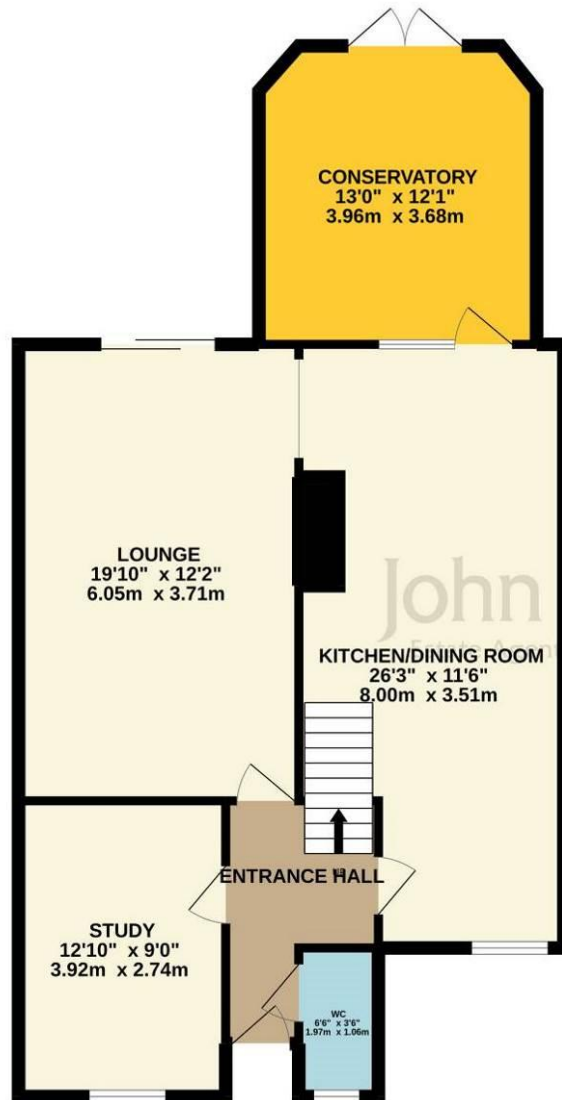
Our Ref: JGA/25082022

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 floorplan 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.

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



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