

# Fole Lane

Fole, Uttoxeter, ST14 5EE



A well presented barn conversion with two double bedrooms, double garage and is situated in a sought after rural location.

£270,000



John German 

John German are proud to offer for sale this spacious and well presented two bedroom barn conversion, situated in the sought after hamlet of Fole. This impressive property offers a delightful countryside setting and the spacious accommodation comprises entrance hall, ground floor shower room, breakfast kitchen, living room, two double bedrooms and a family bathroom. Outside there is a double garage, off road parking and attractive gardens. The hamlet of Fole is situated within easy reach of the surrounding villages of Leigh, Checkley and Tean. The towns of Uttoxeter and Cheadle are also within easy reach providing a wider range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Internally the property comprises UPVC entrance door opening into the hallway, with window to the front elevation, wooden effect flooring, storage heater and carpeted stairs rising to the first floor landing. There are doors leading off into the ground floor shower room, breakfast kitchen and living room.

The recently re-fitted ground floor shower room consists of a large shower cubicle with electric shower, wash hand basin, low level WC, chrome heated towel rail, storage heater and double glazed window to the front aspect.

The breakfast kitchen has a range of matching wall and base units with work surfaces over incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap, tiled splashbacks, wooden effect flooring, plumbing for washing machine and dishwasher, electric cooker point, storage heater, wall mounted electric fire and a double glazed window to the rear aspect overlooking the garden.

The warm and inviting living room has feature exposed beams to the ceiling, log burner, two storage heaters, wall light points, double glazed window to the front aspect, and French patio doors opening into the conservatory with carpeted flooring and double doors opening out to the rear garden.

Upstairs on the first floor landing there is a useful built in storage cupboard, loft access, double glazed window to the front elevation and doors off into the two spacious double bedrooms. Both bedrooms benefit from exposed beams, fitted wardrobes and windows to the rear aspect overlooking the rear garden.

The family bathroom has a suite comprising white panelled bath, wash hand basin, low level WC, feature exposed beam to the ceiling, ceiling light point and double glazed window to the front elevation.

Outside, the front of the property is mainly laid to lawn with shrub borders and a separate double garage to the side, along with a further parking space. To the rear of the property there is an enclosed well maintained lawned garden with patio seating area.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/06092023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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#### Referral Fees

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