

# Leigh Crossing

Leigh, Stoke-on-Trent, ST10 4NZ

John German

FOR SALE  
John German  
Sales & Lettings  
01889 567444





# Leigh Crossing

Leigh, Stoke-on-Trent, ST10 4NZ

£410,000

Individually built detached bungalow providing well proportioned and versatile accommodation, occupying a pleasant enclosed plot situated on a quiet no through road in the popular village.



Whether looking to move up or down the property ladder, viewing and consideration of this lovely detached home is recommended to appreciate its room dimensions and layout, flexibility and its delightful semi rural location enjoying some views over fields to the rear. Additionally, there is the benefit of planning permission to extend and remodel if desired – planning permission reference P/2023/00798.

Situated on the outskirts of the village but still within easy reach of its amenities which include the All Saint's first school, village shop and post office, public houses, recreational ground and the church. The towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A composite part obscured double glazed entrance door opens to the welcoming L shaped reception hall providing a lovely introduction to the property, having light oak doors leading to the spacious accommodation. The generously sized feature lounge has a focal exposed inglenook fireplace with a log burner set on a tiled floor with part glazed French doors and side lights opening to the conservatory which provides further living space with views over the garden and doors giving direct access to the patio. The dining room could alternatively be used as a garden room if desired, having a tiled floor and direct access to the rear patio.

The fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, fitted electric hob with extractor over, built in double oven and space for a fridge freezer. A door leads to the useful utility/porch which provides space for appliances and further space to kick off those boots, plus a door to the front elevation.

The three good sized bedrooms are all positioned to the front of the property with the spacious master having fitted wardrobes. Completing the accommodation is the fitted family bathroom which has a white suite incorporating a panelled bath with a fitted glazed screen above, plus tiled splashbacks and half tiled walls.

To the rear, a wide block paved patio provides a lovely entertaining and seating area enjoying a good degree of privacy, leading to the garden which is laid to lawn, enclosed to three sides by established hedges and fencing with access to the front via both sides. There is also space for a summer house. To the front, a timber five bar gate leads to the enclosed block paved frontage providing ample parking and access to the detached garage which has power and light, plus storage space above.

**What3words:** rural.euphoric.chimp

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

**Property construction:** Brick. **Parking:** Driveway. **Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Private water treatment drainage. **Heating:** Oil fired central heating

**Flood risk:** The property is located in a surface water high risk zone. The vendor has reported no historic flooding to the property and their building and home insurance is not affected.

**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)

(Purchasers are advised to satisfy themselves as to their suitability).

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

**Broadband type:** Cable. 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

**Our Ref:** JGA/04012024







Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

1268.45 ft<sup>2</sup>

117.84 m<sup>2</sup>



Ground Floor Building 2

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.

## AWAITING EPC MEDIA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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