

# Leigh Lane

Bramshall, Uttoxeter, ST14 5DN

John  
German









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£240,000

Attractive terraced country cottage with enhanced specification, retaining a wealth of character and features situated on the edge of the highly desirable village.





For sale with no upward chain involved, internal inspection of this charming home is essential to appreciate its size, the abundance of retained features and character, and notably the enhancements made by the current owners including a refitted kitchen and the installation of an air source central heating system.

Occupying a delightful plot incorporating off road parking, situated on the edge of the desirable village within walking distance to its amenities which include the Butcher's Arms public house and restaurant, active village hall, Sargeant's Butchers and its incorporated shop, and the picturesque church. Several walks through the surrounding countryside are also on the doorstep, and the town of Uttoxeter with its wide range of amenities is only a short drive away.

A timber and part glazed door opens to the welcoming hall having a tiled floor and stairs rising to the first floor with a recess below, beam ceiling and doors to the ground floor accommodation. The comfortable and cosy living room also has a lovely beam ceiling and a focal chimney breast with an inset log burner set on a hearth. To the rear of the cottage, a fitted utility area with a window providing light leads to the dining area and refitted kitchen having a tiled floor and two windows, plus further light from the part glazed door opening to the outside. There is a range of shaker style base and eye level cupboards with quality worktops and an inset Belfast style sink set below one of the windows, a fitted electric hob with an extra ctor over, double electric oven under, integrated dishwasher and space for a fridge freezer.

To the first floor, the pleasant landing has exposed timbers and natural light provided by a skylight, plus latch doors leading to the three good sized bedrooms, all enjoying a pleasant outlook. The rooms to the front have exposed beams, including the impressive master which has a feature vaulted ceiling. Finally, there is the fitted bathroom having a white suite with complimentary tiled splashbacks, exposed beam and a glazed skylight.

Outside to the rear, steps lead to the raised garden which is laid to lawn with well stocked borders enclosed to three sides and enjoying a degree of privacy, enclosed by established hedges and fencing with a gate leading to the shared access to the front. To the front there is a gravelled driveway providing off road parking for several vehicles.

**Agents note:** The EPC report was conducted before the air source central heating system was installed.

**What3words:** classics.occurs.clasping

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** TBC

**Heating:** Air source

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

**Broadband and 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 B

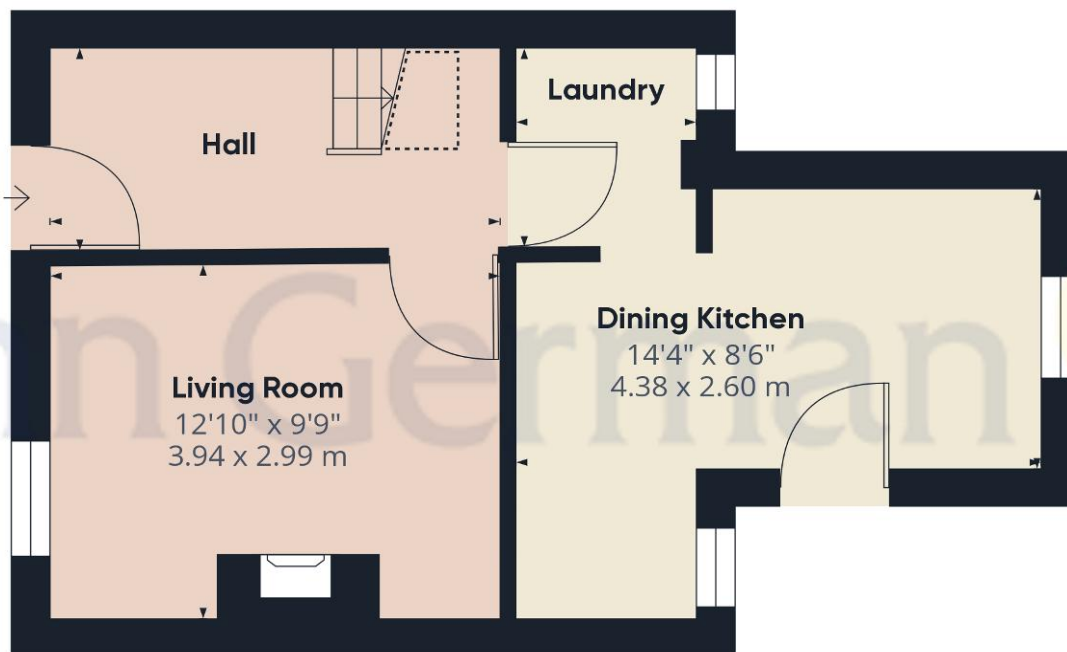
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04062024

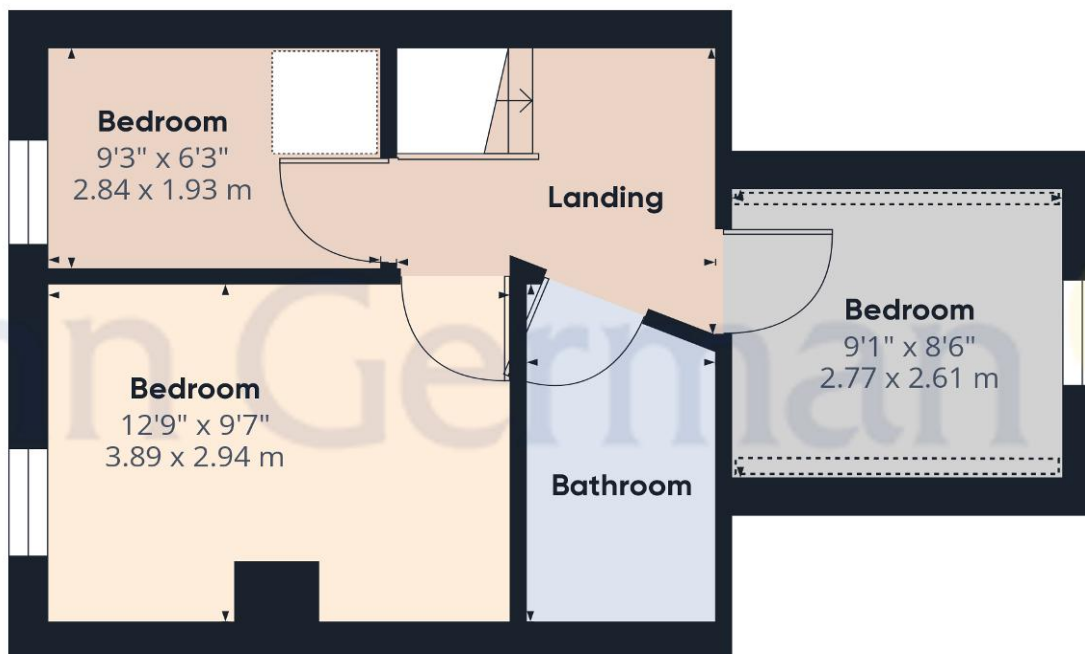








Ground Floor



Floor 1

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

706.1 ft<sup>2</sup>

65.6 m<sup>2</sup>

**Reduced headroom**

18.13 ft<sup>2</sup>

1.68 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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