

Leigh Lane

Bramshall Meadows, Uttoxeter, ST14 5DN

John 
German





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£450,000

Well presented, extended and remodelled detached family sized home enjoying a pleasant plot and position in this highly regarded village.



For sale with no upwards chain involved, internal inspection of this impressive 'Stan Clarke' built home is strongly advised to appreciate its extended ground floor layout and space, condition throughout, improvements made by the current owner and its exact village position.

Situated in this highly regarded and desirable village within walking distance to its amenities including The Butchers Arms public house and restaurant, active village hall, Sargent's local butchers and shop, picturesque church and several walks through the surrounding countryside. The town of Uttoxeter and its wide range of amenities is only a short drive or brisk walk away.

Accommodation - Wide uPVC double glazed sliding patio doors open to the enclosed porch having a quarry tiled floor and a uPVC part obscure double glazed door leading to the welcoming hall where stairs rise to the first floor and natural light comes from the full height front facing window. Doors open to the extended ground floor accommodation and to the refitted downstairs WC having a modern white suite.

The spacious lounge has a focal chimney breast with an inset log burner set on a quarry tiled hearth with natural light provided by a wide front facing window. Wide sliding patio doors open to the extremely versatile and useful conservatory having power points and light, providing additional reception space with a view over the pleasant rear garden and French doors opening to the patio.

On the opposite side of the hall is the dining room which opens to the front facing sitting room making a great adaptable family space. A wide arch leads to the fitted kitchen which has a range of base and eye level units with work surfaces and an inset sink unit set below one of the two rear facing windows overlooking the garden, additional light from a double glazed skylight, space for a gas range stove with an extractor over plus space for further appliances. French doors open to the conservatory which provides a seamless flow throughout the ground floor living space.

Finally there is the utility room which has fitted units and a worksurface with an inset sink unit, appliance space, a window overlooking the garden and a door to the porch that provides access to the garden and to the garage.

To the first floor the landing has a built in airing cupboard and doors leading to the four good sized bedrooms, three of which have built in storage and all enjoy a pleasant outlook. Completing the accommodation is the superior refitted bathroom which has a white modern suite incorporating a panel bath with a mixer shower over and complementary tiled splash backs.

Outside - To the rear a paved patio and a additional paved seating area with brick edging provides a pleasant entertaining area leading to the garden which is laid to lawn with well stocked borders. There is a further paved entertaining area at the bottom of the garden, having space for a summerhouse and shed. Gated access leads to the front that has a garden laid to lawn and a mature tree. A tarmac driveway provides ample parking for several vehicles leading to the reduced garage which has an up and over door.

what3words: traded.provider.bunkers

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

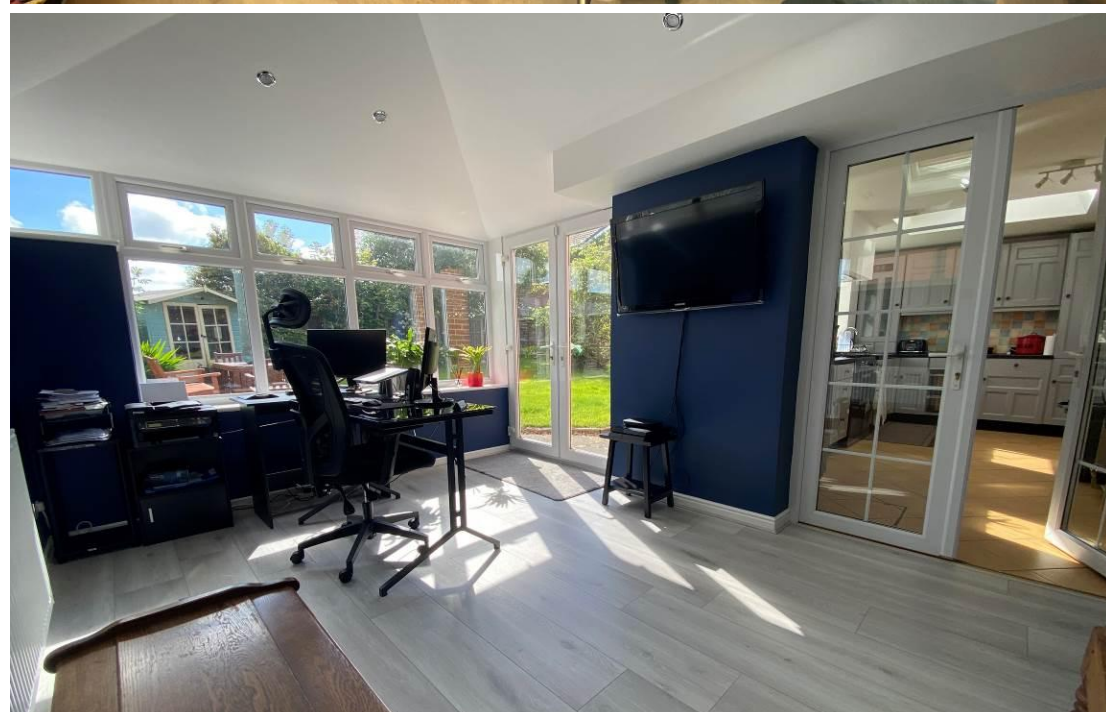
Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/20062024





GROUND FLOOR



1ST FLOOR



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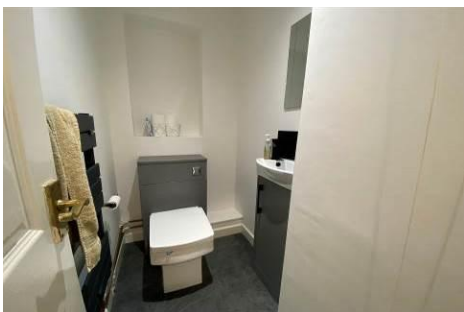
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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