

# Leigh Lane

Bramshall, Uttoxeter, ST14 5DN

John   
German









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£475,000

Immaculately maintained and extremely well presented home providing generously proportioned and balanced family sized accommodation, occupying a delightful plot and position backing onto fields in the desirable village.



Internal inspection and consideration of this extremely impressive 'Stan Clarke' built family home is essential to appreciate its well proportioned and planned family sized accommodation providing a good balance between the ground floor living space and the bedroom sizes, also its condition and the amount of work done by the current owners over the past 30 years, plus its delightful plot including the good sized rear garden that backs onto fields. Situated in the popular village of Bramshall within walking distance to its amenities including the Butchers Arms public house and restaurant, Sergeants Butchers and its shop, a active village hall, picturesque church and the numerous countryside walks through the surrounding area. The town of Uttoxeter is only a short drive or brisk walk away providing a wide range of amenities.

A storm porch with a uPVC part obscure double glazed entrance door opens to the welcoming hallway that provides an impressive introduction with a beautiful parquet floor that flows through the majority of the downstairs space, stairs rising to the first floor plus quality internal doors leading to the spacious ground floor accommodation and the refitted guest cloakroom/WC which has a white two piece suite. The front facing sitting room provides a cosy reception area and could alternatively be used as a study if required. Part glazed double doors open to the good size lounge having a focal log burner set on a tiled hearth and natural light provided by the wide patio doors, offering a view of the garden and direct access to the pleasant patio. The formal dining room has a wide rear facing window and a part glazed door leading to the fitted kitchen which has dual aspect windows and a door returning to the hall, providing a lovely flow to the ground floor space. There is a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, fitted electric hob with an extractor hood over and electric oven under, space for appliances, plus a useful understairs cupboard, and a uPVC obscure double glazed door to the outside.

To the first floor, the landing has a built in double airing cupboard housing the combination central heating boiler, loft access and quality doors leading to the four good size bedrooms, three of which can easily accommodate a double bed and all enjoying a pleasant outlook, especially those to the rear. The large front facing master bedroom has a built in triple wardrobe and the benefit of a fully tiled en suite shower room having a white suite incorporating a double shower cubicle with a mixer shower over. The rear facing second bedroom also benefits from a built in triple wardrobe and the fourth bedroom also has built in storage. Completing the accommodation is the fully tiled family shower room, like the en suite having a modern white suite incorporating a large double shower cubicle, this time with an electric shower over.

Outside, a natural stone paved patio with a steel frame canopy provides an ideal entertaining area for all weathers, extending to provide further seating and dining space with well stocked beds, leading to the good size garden which is predominantly laid to lawn with shaped borders containing a large variety of shrubs and plants, and a further block paved seating area at the top of the garden taking full advantage of the view over the adjoining fields. Additionally, there is a timber built log store and storage. To the front there is a garden laid to lawn. A tarmac driveway provides parking for several vehicles with a timber five bar gate to the side, leading to further parking and the detached double garage which has an up and over door, power, light and a personal door to the garden.

**What 3 words:** hotspot, footballers over

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & double garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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

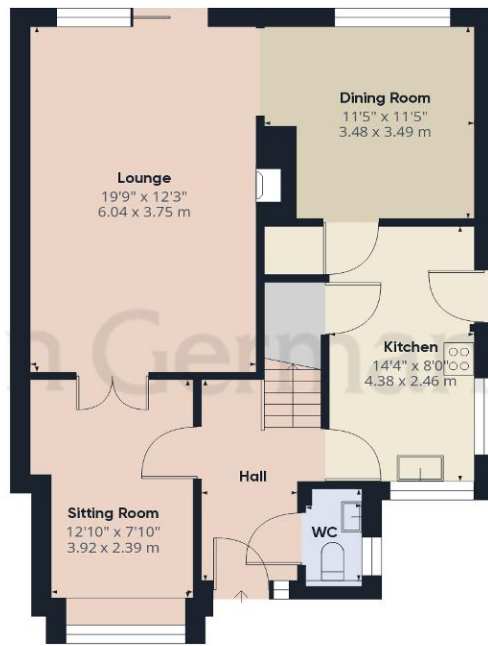
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14112024

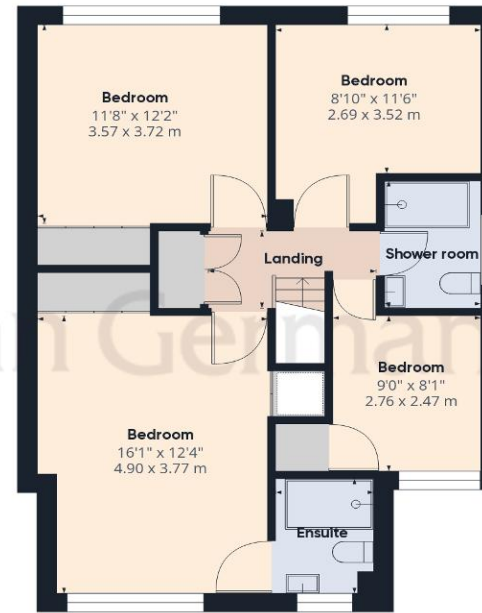




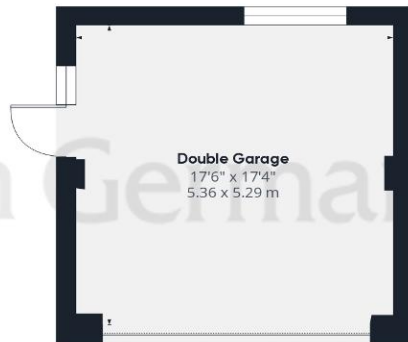




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1689.37 ft<sup>2</sup>

156.95 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		



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