The Green

Leigh, Stoke-on-Trent, ST10 4ST

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£379,995

Delightful traditional semi-detached cottage appointed to a high standard enjoying an idyllic setting on the village green and overlooking fields to the rear, situated in the popular village of Leigh within easy reach of its amenities.

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Whether looking to move up or down the property ladder, or for a country retreat, internal inspection and consideration of this wonderful home is absolutely essential, offered for sale with no upwards chain involved. Recently re-instated as a semi-detached home to current 'new home' building regulations throughout, this well-proportioned home retains a wealth of character combined with high specification living while enjoying a delightful aspect to both the front and rear elevations.

Set on the village green in the hamlet of Lower Leigh forming part of the lovely community village of Leigh and within easy reach of its range of amenities including All Saints First School, the village shop and small post office, a recreational ground and village hall, the picturesque All Saints Church, and countryside walks in all directions. The surrounding towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance, as are the amenities found in the village of Tean. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A wooden part double-glazed door at the rear of the home opens to the entrance vestibule, leading to the spacious ground floor accommodation. The dining area has stairs rising to the first floor and uPVC double glazed French doors enjoying a lovely view of the garden and fields beyond. A beamed arch leads to the sitting room which overlooks the village green to the front, with a focal chimney breast and natural stone effect fireplace surround with a slate hearth.

The impressive triple aspect kitchen extends to the full depth of the cottage, with an extensive range of units with fitted worksurfaces and an inset sink unit set below the window overlooking the delightful rear garden, a newly fitted electric cooker, an integrated tumble dryer, washing machine and additional space. The lovely tiled floor runs into the superior fitted shower room, which has a white modern suite incorporating a double cubicle with both a rainfall shower and handheld shower.

To the first floor the landing has a fitted pull-down ladder to access the loft which is fully floored with ample storage that also houses the brand new expansion tank. Off the landing doors lead to the three good size bedrooms. The glorious dual aspect master bedroom enjoys a fabulous view over the rear garden and fields behind, with doors to the walk-in wardrobe and the superior en-suite shower room which has a white modern suite and quality hardwood cupboards with marble counters incorporating a corner cubicle with a mixer shower over and complementary tiling. The other bedrooms benefit from built-in storage, with one enjoying the fabulous view to the rear, and the last bedroom overlooking the village green.

Outside - To the rear a lovely flag stoned paved patio provides a peaceful seating and entertaining area which enjoys a high degree of privacy and tranquillity, leading to the good size garden which is predominantly laid to lawn with well stocked borders containing a variety of shrubs and plants, backing onto fields. The rear of house, patio and main garden face south. (Please note the current owner will complete a panelled fence to the dividing boundary, enabling you to have smaller garden if preferred). Adjacent to the patio is a gravelled bed that extends to the side of the cottage, providing space to dry your washing, with a useful brick built outbuilding, a greenhouse and stocked beds.

To the front is a stocked forecourt with an established hedge. A tarmac driveway provides off road parking leading to the detached garage which has an up and over door, power, window and a personal door.

W3W: breakfast.footballers.remover
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: Driveway and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
(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 TBC
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/2402026

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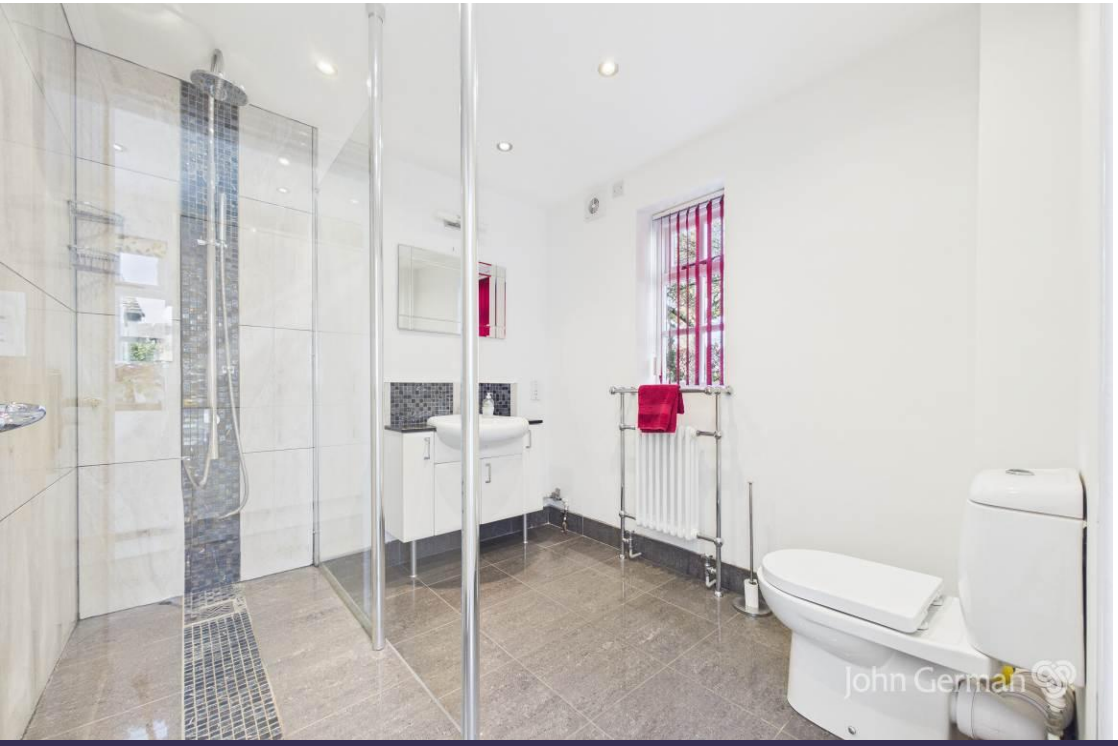
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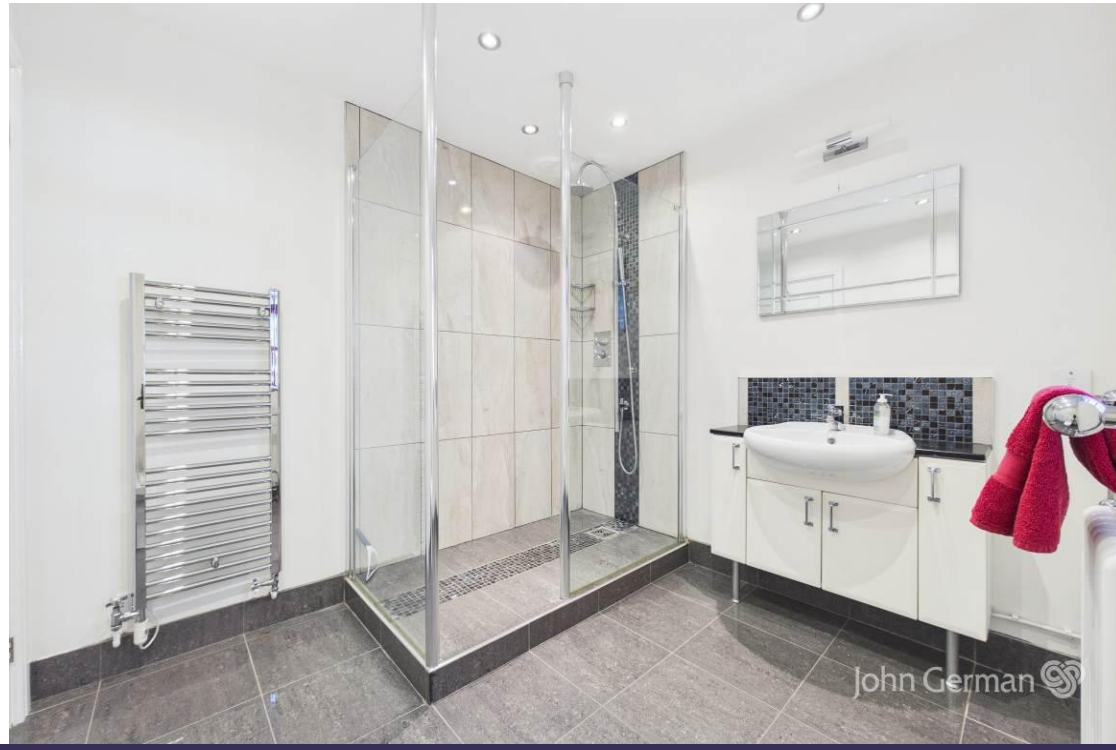
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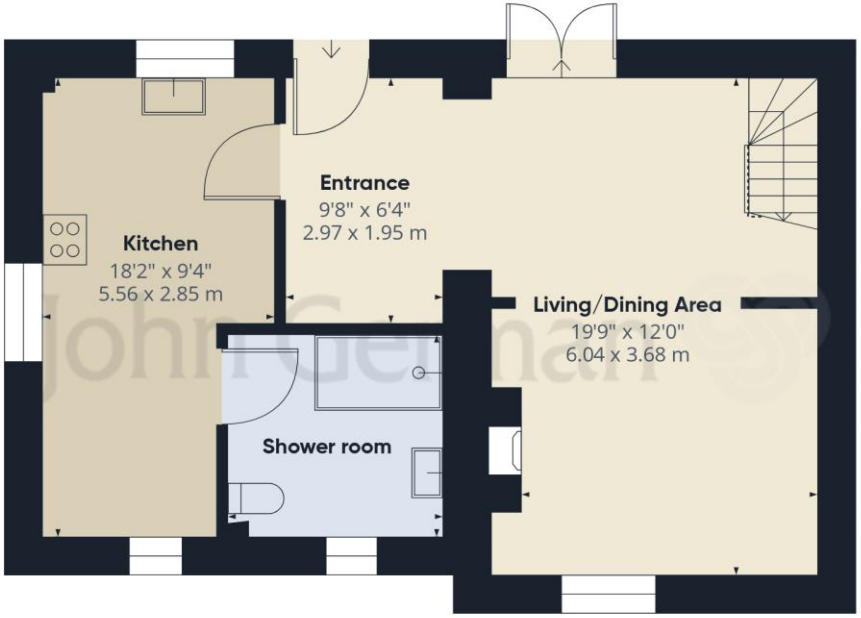
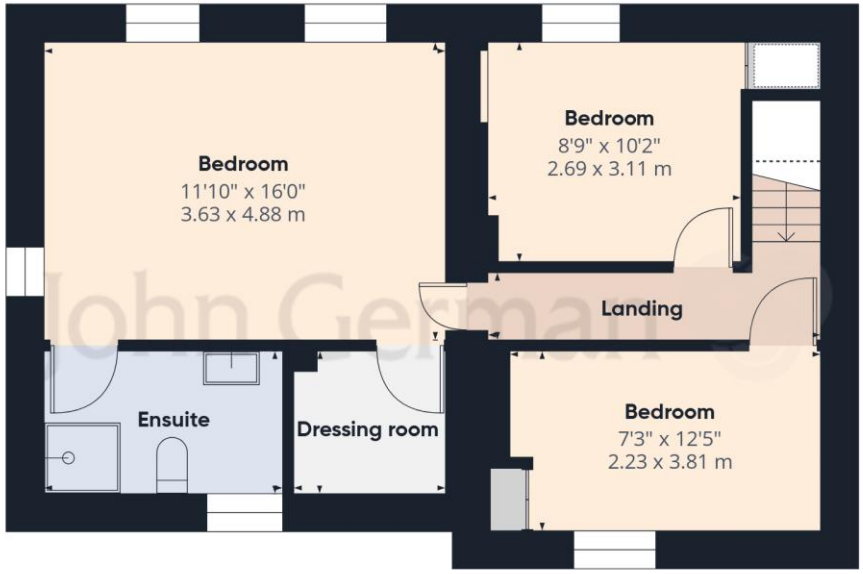
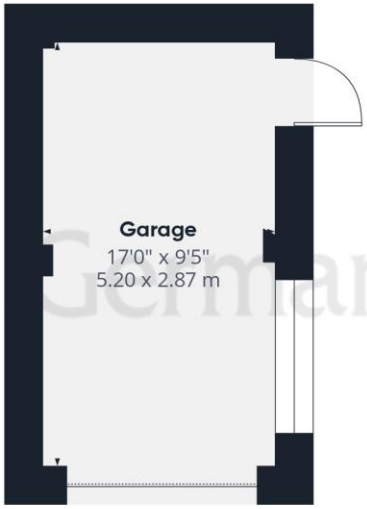


Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1218 ft²

113.1 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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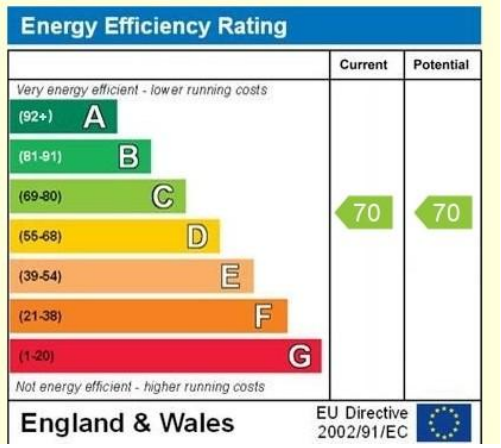

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