

# Hill Lane

Leigh, Stoke-on-Trent, ST10 4PF

John   
German





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£485,000

**A stunning four bedroom detached  
country home with lovely views  
over the surrounding countryside  
and beyond.**



This stunning four bedroom detached country house was built in 2006 to a high specification throughout and is set in a lovely rural position surrounded by farmland.

#### Accommodation

The property is approached via the main entrance, leading into the welcoming reception hall having tiled flooring and a feature staircase rising to the first floor.

The living room boasts a brick inglenook fireplace with multi fuel burner and French doors overlooking the garden.

The kitchen consists of oak effect units with black high gloss work surfaces over, a range cooker, dishwasher and fridge-freezer. The separate utility rooms also has fitted units with plumbing and space for a washing machine.

The current snug room also has the potential to be used as another bedroom is required.

To the first floor, there is a spacious landing with a lovely sized master bedroom enjoying fantastic rural views over the countryside and the benefit of a fitted en-suite comprising of a fitted shower and stylish tiling.

There are two further bedrooms, with bedroom three having useful, large fitted wardrobes.

The contemporary family bathroom enjoys a luxury jacuzzi bath and is fully tiled throughout.

Outside, the property is located along a private lane, leading to a decorative stone driveway. There are beautiful and well maintained gardens with a large patio ideal for entertaining, lawns and display borders.

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

**Services:** Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

The property benefits from free water rates in exchange of giving the water board access to an adjoining section of land for maintenance.

Drainage is via a septic tank.

This property has oil and solid fuel heating.

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

**Our Ref:** JGA/26112020

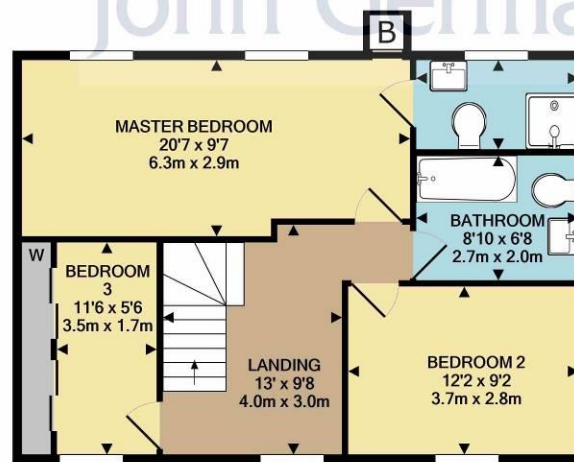
**Local Authority/Tax Band:** / Tax Band C







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B		
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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