

Grasmere House

Moor Lane, Lower Leigh, Stoke-on-Trent, ST10 4NX

John 
German





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£695,000

Extremely well maintained and tastefully presented, executive style residence providing spacious family sized accommodation extending to over 2100 sq ft. Occupying a delightful plot, extending to approximately 0.8 acre, enjoying a high degree of privacy and countryside views.



Consideration and viewing of this hugely impressive residence are strongly recommended to appreciate its room dimensions and layout, condition, magnificent plot which provides potential to extend if desired (subject to obtaining the necessary planning permissions), its exact position enjoying views over the surrounding countryside and its peacefulness.

Situated in the popular village of Leigh within easy reach of its amenities including All Saint's First School, village shop and small post office, public houses, recreational ground and the picturesque church.

Several countryside walks through the surrounding area are also on the doorstep. The towns of Uttoxeter, Cheadle, Stone and Stafford are also within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A tiled canopy porch with a uPVC part obscured double glazed entrance door with matching side panel, opens to the impressive reception hall providing a lovely introduction to the home and a feeling of the space on offer, with doors leading to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The generously sized lounge extends to the depth of the property having a wide walk in bay window providing an abundance of natural light and a fabulous view of the rear garden, two further side facing windows and a focal fireplace with an electric living flame effect fire.

The separate good sized dining room enjoys the same fabulous view of the rear garden with wide sliding patio doors opening to the patio.

A door leads to the fitted breakfast kitchen which has an extensive range of base and eye level units with work surfaces and fitted inset sink unit set below the window overlooking the rear garden, fitted electric hob with an extractor over, built in double oven and an integrated fridge. The tiled floor runs into the utility room which also has a range of units and fitted worktops, an inset sink unit set below the front facing window and space for appliances.

Completing the ground floor living space is the front facing sitting room, equally adept to be used as a study if desired, having a wide walk in bay window overlooking the garden.

A side passage approached via the utility room has doors opening to both the front and rear elevations, plus doors leading to the boiler room and to the attached double garage.

To the first floor, the pleasant landing has a front facing window providing light, a built in airing cupboard and access to the mostly boarded loft. Doors lead to the five good size bedrooms, all of which can accommodate a double bed and four of which have fitted wardrobes. The rooms to the rear enjoy a fabulous far reaching view over the garden and surrounding countryside, including the master that benefits from a superior en suite bathroom having a white modern four piece suite, incorporating both a corner panelled bath and a separate double shower cubicle.

The fitted family bathroom of equal quality also has a white modern four piece suite incorporating a panelled bath and a separate corner shower cubicle.

The home is set towards the centre of its magnificent plot, mainly laid to lawn and in total extending to approximately 0.8 of an acre. A wide patio to the rear of the home provides a truly lovely entertaining and seating area enjoying a high degree of privacy and a view down the garden and the adjoining fields. There are well stocked beds and borders containing a large variety of shrubs and plants, plus fruit bearing trees at the bottom of the lawn.

To the front of the property, a patio provides an ideal area for your morning coffee, looking over the lawn which has shrubbed beds, also enjoying a degree of privacy.

A tarmac driveway provides off road parking for numerous vehicles, leading to the attached double garage that has two electric roller doors, power points and light.

What3words: biggest.putts.elsewhere

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

Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/28092023

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

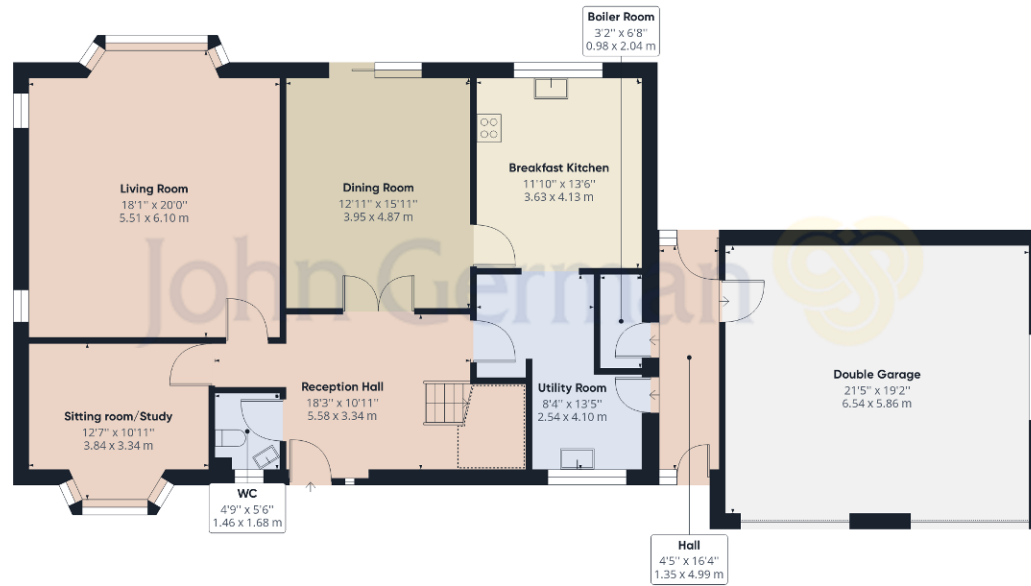




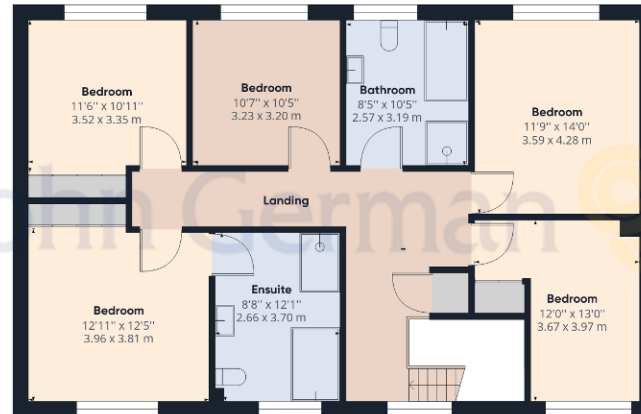








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2786.15 ft²

258.84 m²

Reduced headroom

28.17 ft²

2.62 m²

(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.

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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		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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