

# Manor Lane

Lower Leigh, Stoke-on-Trent, ST10 4SP

John  
German





# Manor Lane

Lower Leigh, Stoke-on-Trent, ST10 4SP

Asking price of £490,000

**Extremely attractive modern style detached home with generously sized and well-maintained accommodation, enjoying far reaching views to the rear, situated in the popular village.**



John German

Whether looking to move up or down the property ladder, viewing and consideration of this excellent family sized home is essential to appreciate its room dimensions and layout including an impressive fitted dining kitchen and a good sized garden room enjoying the far reaching views to the rear, space for personalisation and its exact position.

Situated in the popular hamlet of Lower Leigh with in easy reach of the village amenities found in Church Leigh, including All Saints First School, The Star public house, the small post office and shop, village hall and recreational ground and the picturesque church. Numerous walks through the surrounding countryside are also on the doorstep. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within commutable distance as is the A50 dual carriageway network.

**Accommodation:** A traditional tiled canopy porch with a uPVC part obscured double glazed door and side window opens to the welcoming reception hall, which provides a lovely introduction to the home, with stairs rising to the first floor and doors to the ground floor living accommodation and the fully tiled fitted guest cloakroom/WC.

The spacious living room extends to the full depth of the home having a focal open fire and feature surround, plus a wide walk-in bay window to the front and a further single glazed window providing further light. Part glazed doors and side panels open to the excellent garden room providing additional living space presently housing a dining suite and soft seating, enjoying the fabulous far-reaching view over the adjacent countryside with French doors giving direct access to the patio and garden.

The hub of this home is the impressive open plan triple aspect dining kitchen, also extending to the full depth of the property. Having a range of base and eye level units plus an island with granite worktops and an inset sink unit set below the rear facing window overlooking the fields, a range stove with an extractor hood over and space for further appliances. A door leads to the utility room, having base units with fitted worktops and inset sink unit, plumbing for a washing machine and additional appliances, plus a part glazed door and window into the garden room.

To the first floor the pleasant galleried landing has a front facing window providing light and access to the part boarded loft via a fitted pull-down ladder. Doors lead to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture, with the rooms to the rear enjoying the far reaching views.

The spacious master bedroom enjoys this outlook, having an extensive range of fitted furniture and the benefit of a fully tiled ensuite shower room which has a white suite. Finally there is the family bathroom, having a white four piece suite incorporating both a panelled bath and a separate shower cubicle with an electric shower over, plus a built-in airing cupboard.

Outside, to the rear a natural stone paved patio provides a lovely seating and entertaining area that enjoys a good degree of privacy, leading to the garden which is laid to lawn with a further raised seating area and pond, taking full advantage of the views over the adjoining fields and countryside, plus well stocked borders containing a variety of shrubs and plants. There is storage space, and a greenhouse positioned behind the detached garage. On the opposite side of the home there is a further lawned area with borders plus gated access to the front via both sides of the property.

To the front is a garden also laid to lawn with well stocked borders and a tree. A block paved driveway and turning area provides ample parking for numerous vehicles leading to the detached double garage which has an electric up and over door, power and light, storage space above and a personal door to the garden. Please note the property benefits from solar panels providing reduced electricity costs plus a feed in tariff, and the ownership of these panels will be transferred to the new owners.

**What3Words:** senders.loads.writing

**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 parking

**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:** TBC

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 F

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

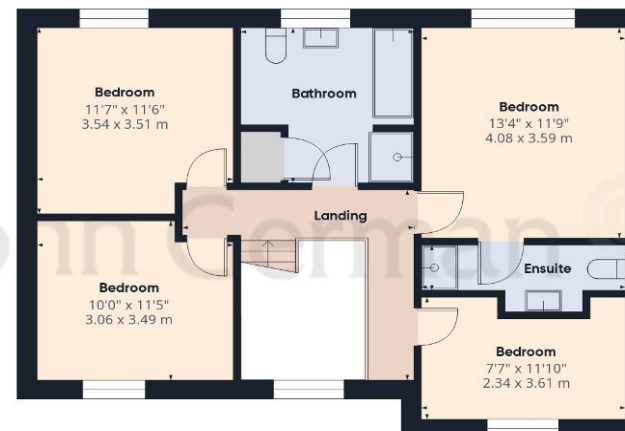
**Our Ref:** JGA19112024



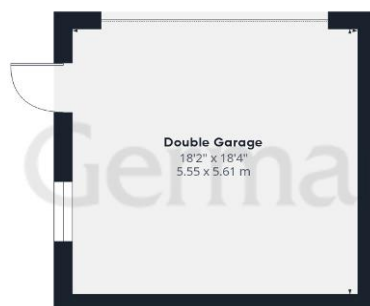




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2041 ft<sup>2</sup>

189.6 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(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.

GIRAFFE360



### 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

