

School Lane

Leigh, Stoke-on-Trent, ST10 4SS

John
German



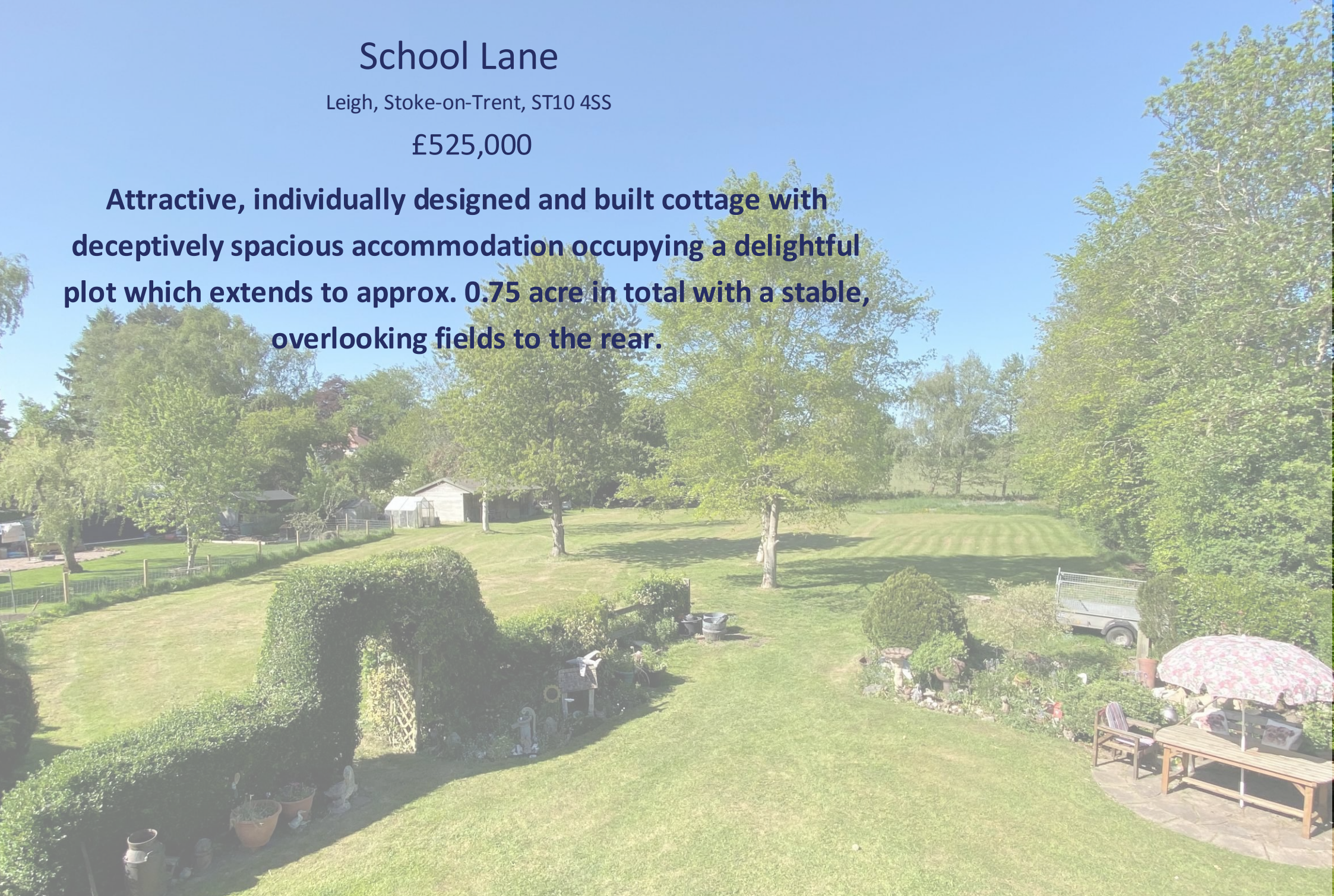


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Leigh, Stoke-on-Trent, ST10 4SS

£525,000

Attractive, individually designed and built cottage with deceptively spacious accommodation occupying a delightful plot which extends to approx. 0.75 acre in total with a stable, overlooking fields to the rear.



Whether looking to move up or down the property ladder or a home with more outside space, viewing and consideration of this delightful cottage is strongly recommended to appreciate its room dimensions and layout plus its exact position in the popular hamlet of Lower Leigh. Externally the cottage sits in a plot which in total extends to approx. 0.75 acre incorporating a small paddock extending to approx. 0.61 of an acre that backs onto fields and has a timber constructed double stable.

Situated within the popular village of Leigh within easy reach of its amenities that include All Saints First School, The Star public house, the small post office and village shop, village hall and recreational ground and the picturesque All Saints Church. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance as is the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A uPVC part obscure double glazed entrance door opens to the welcoming central hallway where stairs rise to the first floor and doors lead to the good sized ground floor accommodation.

To the rear of the cottage is the spacious living room extending to the full width of the home providing space to be used for both soft seating and dining if preferred. It has a central chimney breast with a log burner set on its hearth with a wide walk in bay window providing a fabulous view of the garden and grounds plus wide uPVC double glazed patio doors providing the same view and direct access outside.

The separate dining room is positioned at the front and offers the versatility to be used as a study or snug if preferred. Also at the front is the fitted kitchen which has a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted electric hob with an extractor over, built in electric oven and additional combination oven, integrated fridge freezer plus plumbing for a washing machine and space for a tumble dryer. A stable style part obscure double glazed door opens to the side.

To the first floor the landing has a built in storage cupboard and doors leading to the three good sized bedrooms, all of which can easily accommodate a double bed with the two rear facing rooms enjoying a fabulous outlook over the grounds and surrounding countryside. Bedroom three benefits from a built in cupboard above the over stairs bulkhead and has access to the loft via a fitted pull down ladder.

Completing the first floor is the spacious family bathroom presently having a white suite incorporating a corner bath with an electric shower over, tiled splash backs and a front facing window. There is space and potential to redesign the layout to provide both a bath and separate shower cubicle if preferred.

Outside - To the front of the cottage is a tarmac driveway providing off road parking leading to a detached garage which has an up and over door. To the rear the delightful garden is laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants plus a paved patio providing a lovely seating and outside dining area. The garden opens onto the paddock extending to approx. 0.64 of an acre with established trees, a timber built double stable and space for a greenhouse, lying adjacent to surrounding fields.

what3words .ruling.meal.audibly



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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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

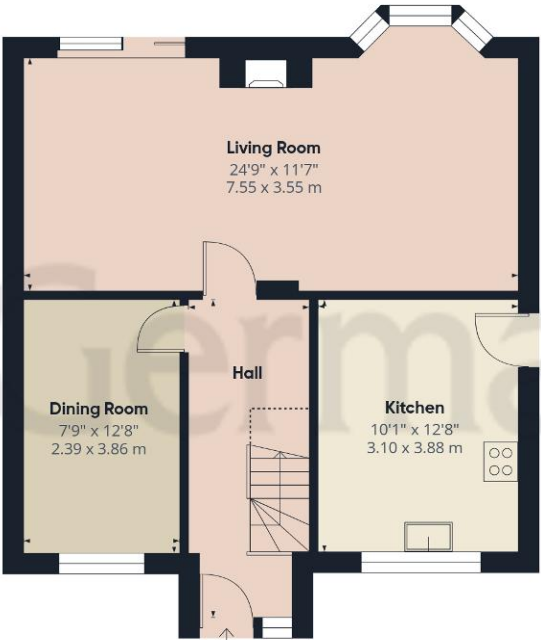
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052025

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Ground Floor



Floor 1

Approximate total area^m

1168 ft²
108.5 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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		92 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01889 567444

uttoxeter@johnngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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