





Welcome to this charming detached home located on School Lane in the picturesque village of Leigh, Staffordshire. This lovely property boasts three spacious bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property also features a well-maintained bathroom, ensuring convenience for all residents.

One of the highlights of this home is the paddock spanning approximately 1 acre, predominantly covered in lush green lawn. Perfect for the avid gardener, of those simply seeking more outside space.

Situated in a rural setting, this property provides a peaceful escape. The nearby first school adds to the appeal, making it an ideal location for families with young children.

In addition to the main house, a detached garage provides ample space for parking or storage. The surrounding open fields and agricultural aspects further enhance the tranquillity and charm of this countryside home.



 **ABODE**
SALES & LETTINGS

Hallway

With a composite front door leading into, UPVC double glazed window to the front elevation, staircase rising to the first floor landing, central heating radiator, telephone point, thermostat, consumer unit and internal doors leading to:

Lounge

With a UPVC double glazed bay window to the rear elevation, UPVC double glazed sliding door leading to the rear garden, the focal point of the room being the cast iron multi fuel of burning fireplace with stone and timber mantle, central heating radiator, TV aerial point, smoke alarm and telephone point.

Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances includes one and a half composite sink and drainer with mixer tap, four ring induction AEG hob with built-in extractor, double Bosch ovens/grill, fridge, freezer, plumbing space for further freestanding and undercounter white goods, UPVC double glazed stable door to the side elevation, and electric fan heaters to kick boards.

Dining Room

With a UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.

Landing

With smoker alarm, useful airing storage cupboard space with eye level shelving, internal doors lead to:



Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, access into loft space via loft hatch and a useful over stairs storage space.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.







Bathroom

With a UPVC double glazed window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin, corner bath unit with electric shower over and tiling to wall coverings, central heating radiator and extractor fan.

Outside

To the property frontage is a block paved driveway providing ample off road parking leading up to the detached garage with up and over door. Gated entry leads to the rear.

To the rear is an approx. 1 acre plot, which is mainly laid to lawn but offers an abundance of opportunity and potential to a discerning buyer. Surrounded by fields to the rear and sides, the plot makes for a tranquil setting, perfect for all avid gardeners needs and requirements.

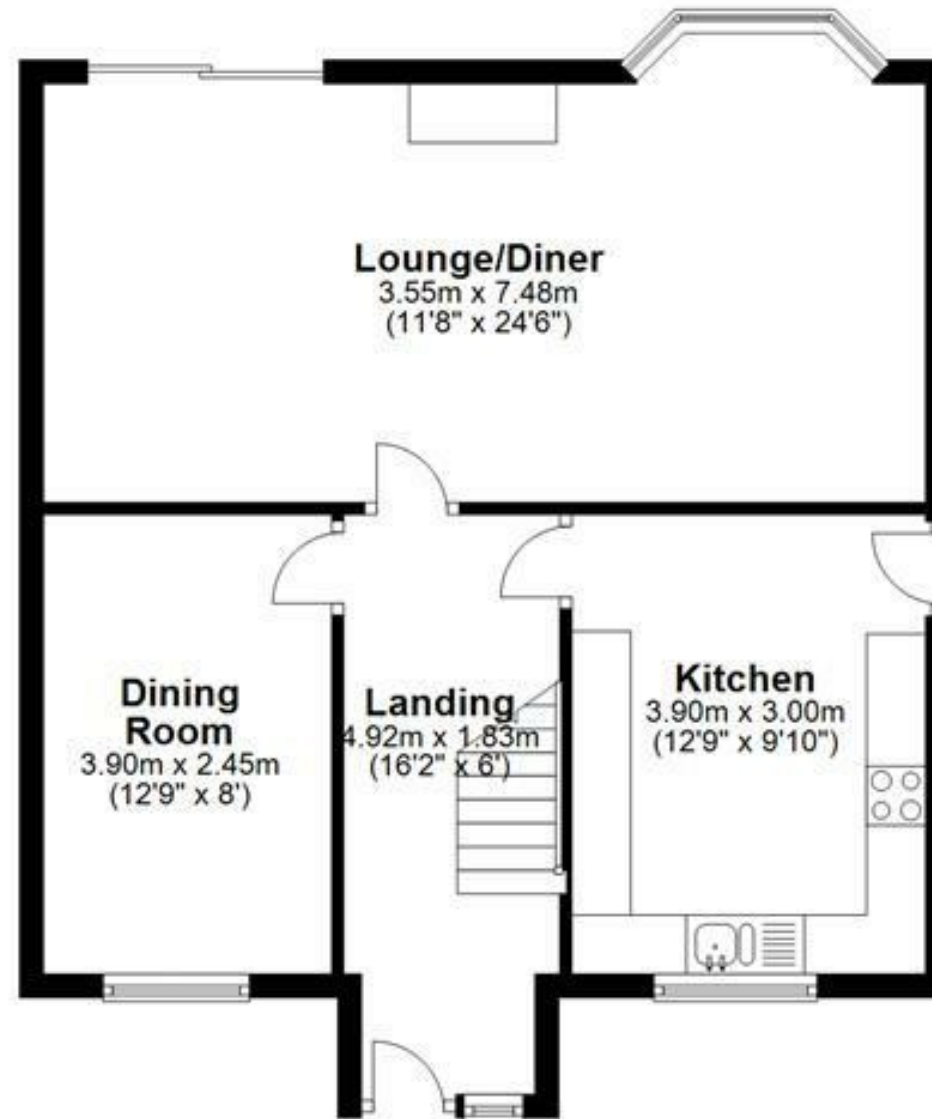






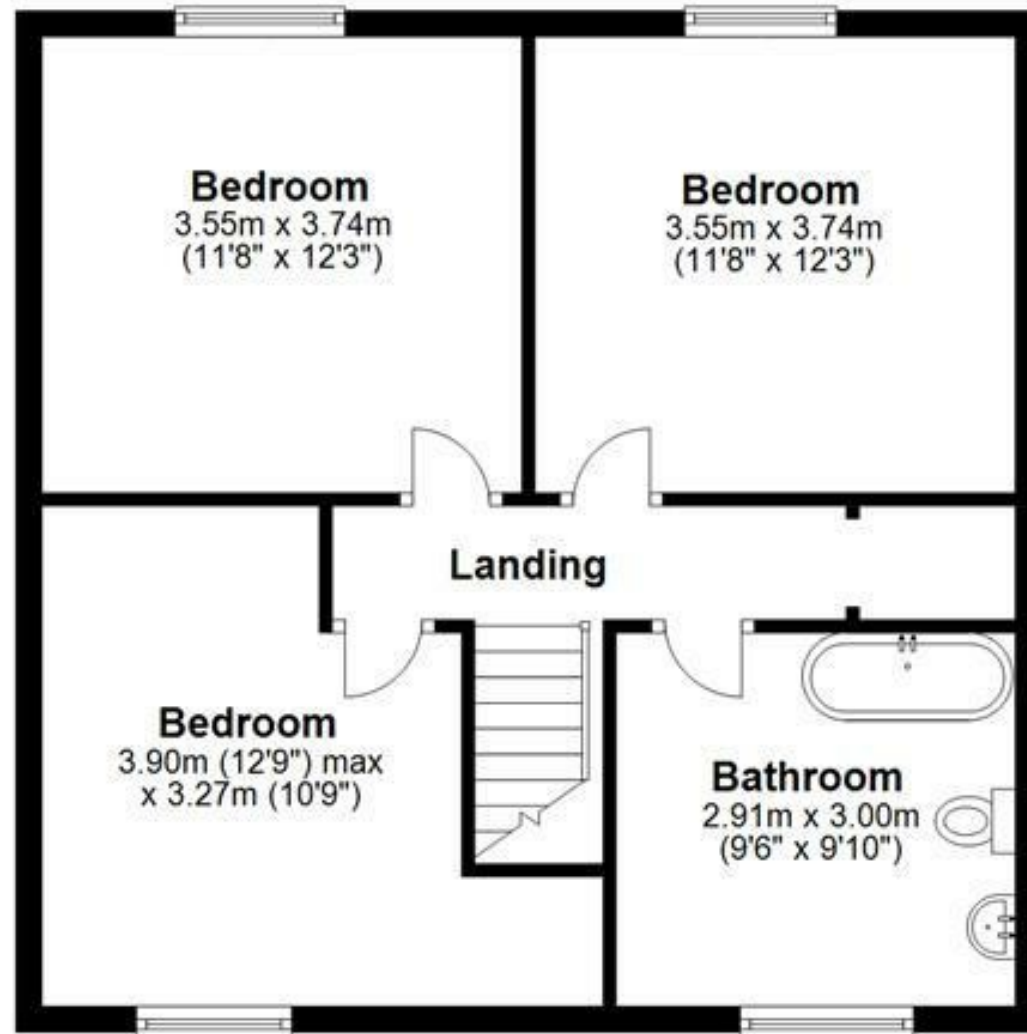


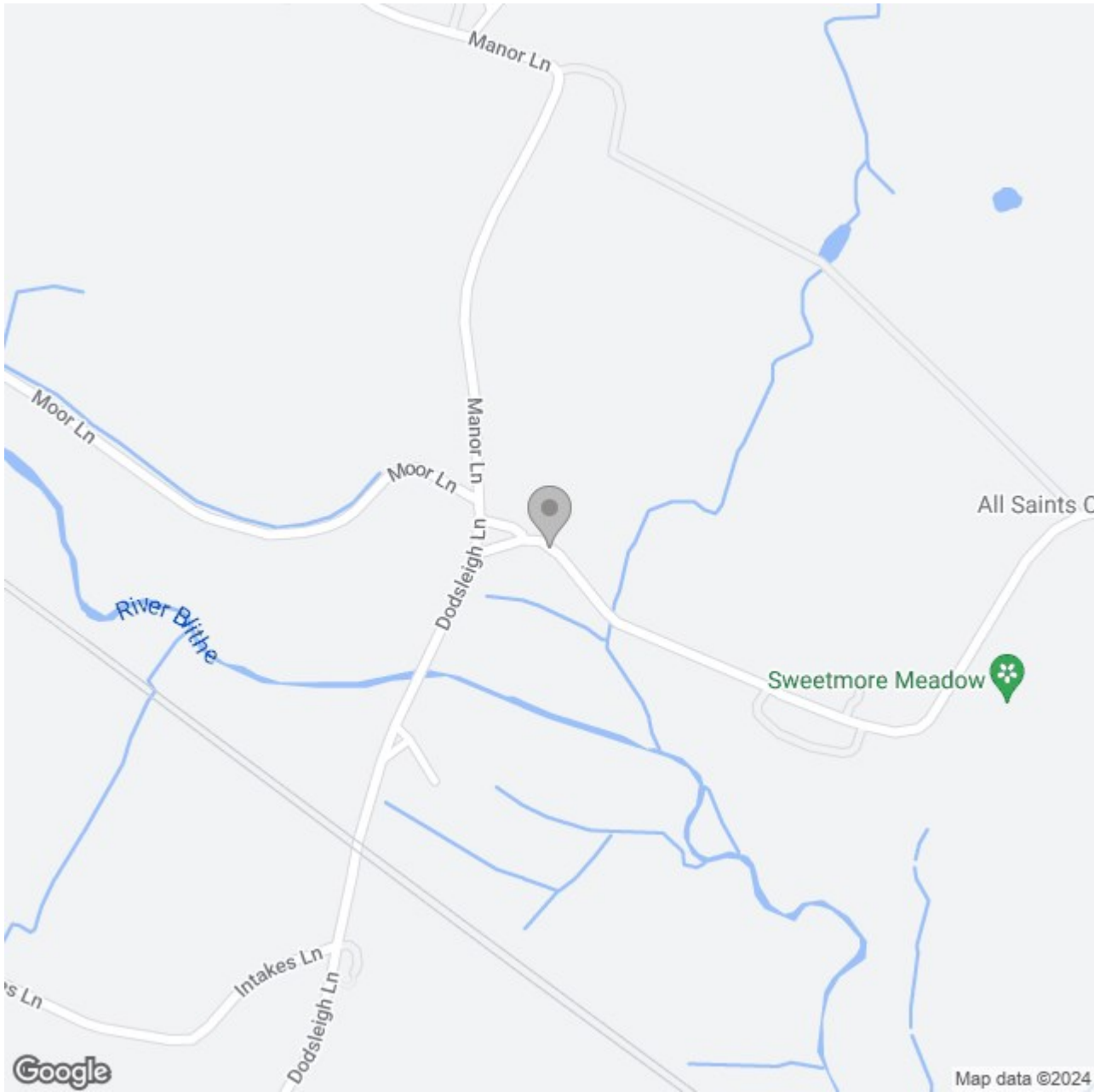
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |