Leigh Lane

Bramshall, Uttoxeter, ST14 5DN

John German

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£425,000

Substantial detached family home in need of a comprehensive improvement programme, occupying a good-sized plot in the highly regarded and sought-after village. For sale with no upwards chain involved.

Offering a huge amount of potential make the house your own home, remodel the existing accommodation or possibly even extend (subject to obtaining the necessary planning permission), viewing and consideration of this Stan Clarke built property is highly recommended to appreciate its room dimensions and layout, delightful plot and its lovely village position.

Situated in the well-respected and desirable village within walking distance to its amenities including The Butchers Arms public house and restaurant, Sargeants butchers and its small shop, the active village hall and play area, and the picturesque St Lawrence Church. Several walks through the surrounding countryside are also on the doorstep. Uttoxeter town is only a short drive or brisk walk away with its wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent

Accommodation

An enclosed porch with a timber entrance door opens to the hallway, providing a light and airy introduction to the home with stairs rising to the first floor, an understairs cupboard and a built-in cloaks cupboard. Doors open to the spacious ground floor accommodation and the downstairs WC.

The well-proportioned lounge extends to the full depth of the home, immersed in natural light provided by the wide front facing bow window and wide sliding patio doors overlooking the garden and offering direct access to the patio, plus a focal stone effect fireplace with a slate hearth.

On the opposite side of the hall is the separate dining room, having a front facing window and serving hatch to the kitchen at the rear of the property. The removal of the dividing wall offers the opportunity to create a spacious open plan living dining kitchen which would extend to the full depth of the home. The kitchen currently has a range of base and eye level units and a matching breakfast bar, an inset sink unit set below the window overlooking the lovely garden, a fitted electric hob and hot plate with an extractor hood over, a built-in double oven, and an integrated dishwasher.

The utility room has a stainless-steel sink unit set below the window overlooking the garden, with a worktop and space for white goods, plus an obscure double-glazed door to the outside.

To the first floor, the landing has a built-in airing cupboard and a loft hatch. Doors lead to the four good-sized bedrooms, with the two spacious front facing double rooms enjoying a pleasant outlook and the rooms to the rear enjoying a view of the garden and countryside beyond. Completing the accommodation is the family bathroom, having tiled walls and a panelled bath with a mixer shower over.

Outside

To the rear the enclosed garden enjoys a good degree of privacy, with a paved patio providing a lovely seating and entertaining area leading to the lawn which has well stocked beds and borders, plus a secured 'secret lawn' at the bottom of the plot.

To the front there is a garden also laid to lawn with a mature tree. A tarmac driveway provides off-road parking for several vehicles, leading to the double garage which has an up and over door, power and a personnel door to the rear. Alongside the garage an up and over opens to a long carport.

What3words: ///gifted.garden.warms
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. There is mains gas.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
(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/24092026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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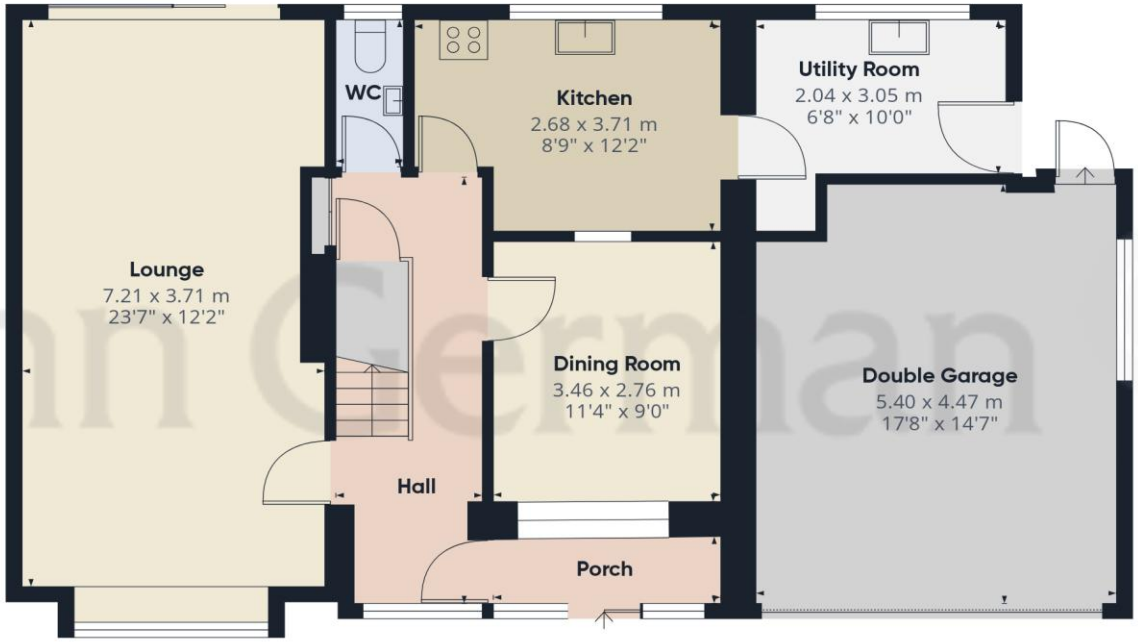
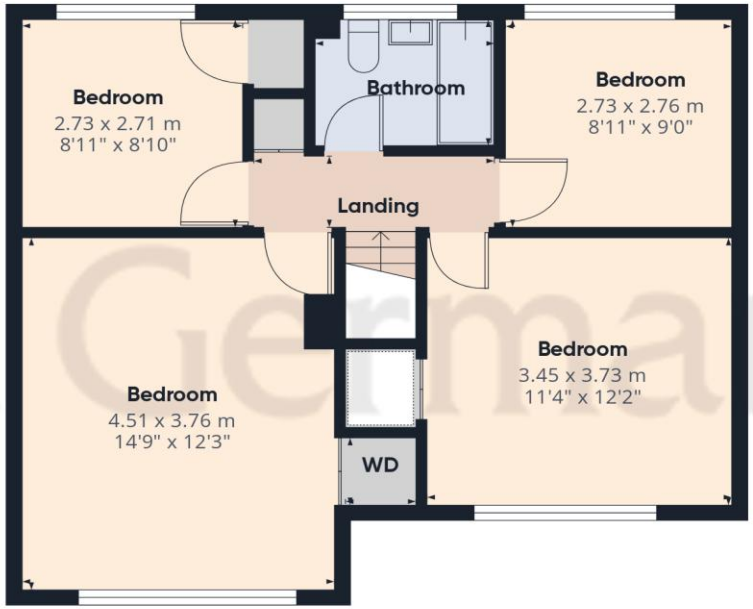


Ground Floor



Floor 1

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Approximate total area(1)

144.1 m²

1550 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

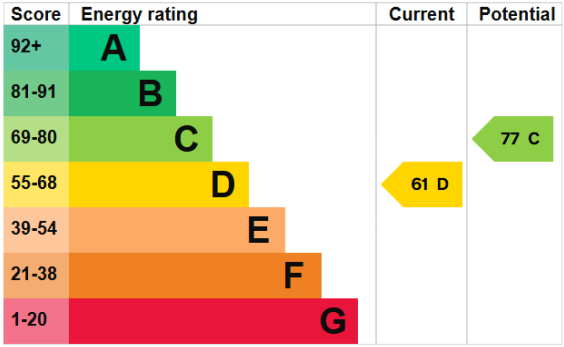
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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