



Rivendell Lane, Leek, ST13 5RH.
Offers in Excess of £500,000

Whittaker Est. 1930
& Biggs

Rivendell Lane, Leek, ST13 5RH.

This three-bedroom detached bungalow is nestled within an impressive plot in the highly regarded location of Birchall. The property boasts a substantial driveway to the frontage, providing off street parking for a number of vehicles and access to the double garage. The integral double garage is a delight, having electric up and over door and resin floor, pull in and unload your shopping with ease. The property has a 25ft L-shaped living/dining room, high specification kitchen and bathroom and three generous bedrooms. The property can be accessed from all sides and has a private garden to the rear.

You're welcomed into the property via the entrance hallway, with useful cloakroom, airing cupboard and loft access. The living/dining area is a wonderful light and airy space, having ample room for living and dining furniture, bi-fold doors to the rear garden and access to the kitchen. The kitchen has a generous range of units to both the base and eye level, high specification appliances which includes a Neff hide and slide fan assisted oven, Neff combination oven, Bosch microwave and warming drawer, Bosch induction hob with built in extractor, Hotpoint dishwasher, quartz work surface and upstands, Franke stainless steel sink, space for a free-standing fridge/freezer and access to the utility. The utility has a good range of fitted units, space and plumbing for a washing machine, dryer and access to the side of the property and garage. The garage incorporates power/light, electric door and resin floor.

All three bedrooms are generous in size and have fitted wardrobes. Bedroom one includes a sink unit and shower, with lots of potential. The bathroom has been renovated to a high standard, with his and hers Roca wash hand basins, having mirrors with light. Built in Roca WC, storage, walk in double shower with chrome fitment, tiled, with chrome heated towel radiator.

Externally to the frontage is a tarmac driveway, lawn area and hedged boundaries. Access to either side to the rear garden, which is laid to lawn, patio, well stocked with hedged boundaries. A viewing is highly recommended to appreciate this homes location, stunning plot, versatile/spacious layout and further potential.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders.



Entrance Hallway

Upvc double glazed door and window to the front elevation, radiator, built in cupboard, airing cupboard with immersion heated tank.

Cloakroom

Low level WC, pedestal wash hand basin, double glazed window to the front elevation, partly tiled, radiator.

Living/Dining Room 25' 7" x 23' 6" (7.81m x 7.16m) max measurements

L-shaped, two radiators, Upvc double glazed bay window to the side, two Upvc double glazed windows to the rear, bi-fold door to the side.

Dining Kitchen 17' 11" x 11' 6" (5.46m x 3.50m)

Range of fitted units to the base and eye level, quartz worksurface/upstands, Franke double stainless steel sink, mixer tap, Neff hide and slide electric fan assisted oven, Neff combination oven, Bosch microwave, Bosch warming drawer, Bosch induction hob with built in extractor, Hotpoint dishwasher, electric fan heater, space for an American style fridge freezer, space for a dining table and chairs, access to the utility, tiled splash backs, Upvc double glazed window to the side.

Utility 11' 7" x 7' 7" (3.53m x 2.32m)

Upvc double glazed window and door to the side, plumbing and space for a washing machine and dryer, worksurface space, built in cupboards.

Double Garage 19' 5" x 17' 0" (5.91m x 5.19m)

Up and over electric door, power, light, resin floor, Worcester gas fired boiler.

Inner Hallway

Loft access.

Bedroom One 19' 10" x 13' 6" (6.05m x 4.11m) max measurements

Two Upvc double glazed windows to the rear elevation, radiator, built in wardrobe, vanity wash hand basin, shower enclosure with electric shower.

Bedroom Two 14' 0" x 11' 11" (4.26m x 3.64m)

Upvc double glazed bay window to the front elevation, radiator, built in wardrobes, overhead storage, wall lights.

Bedroom Three 11' 11" x 11' 1" (3.63m x 3.39m)

His and hers wardrobes, dressing table, overhead storage, radiator, Upvc double glazed window to the front.

Shower Room 9' 8" x 8' 6" (2.95m x 2.60m) max measurement

His and hers Roca wash hand basins, chrome mixer taps, two mirrors with light, storage, built in Roca WC, walk in shower with chrome fitment, chrome heated ladder radiator, tiled, extractor, inset downlights, composite style worksurface, Upvc double glazed window to the rear.

Externally

To the frontage is a tarmac driveway, area laid to lawn, well stocked borders, hedged boundaries, access to each side. To the rear, area laid to patio, area laid to lawn, well stocked borders, hedged boundaries. To the side is a well stocked rockery, path and hedged boundary.



Note:
Council Tax Band: F

EPC Rating: E

Tenure: believed to be Freehold







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the mini roundabout and take the third turning left into Sandybrook Lane, follow this road taking first turning right into Rivendell Lane where the property is situated on the right hand side.

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