



Spout Lane, Light Oaks, Stoke-On-Trent, ST2 7LR.
Offers in the Region Of £335,000



Spout Lane, Light Oaks, ST2 7LR.

This four bedroom semi-detached home is nestled with the picturesque location of Spout Lane, offering spectacular views of the Potteries and beyond. Kohima is a unique home, within an elevated position which offers spacious accommodation, including an 18ft dining kitchen, four well proportioned bedrooms, ensuite, bathroom, impressive garage and driveway at ground level. The property has tiered gardens, with the lower tier being laid to stone patio and further tiers offering excellent views.

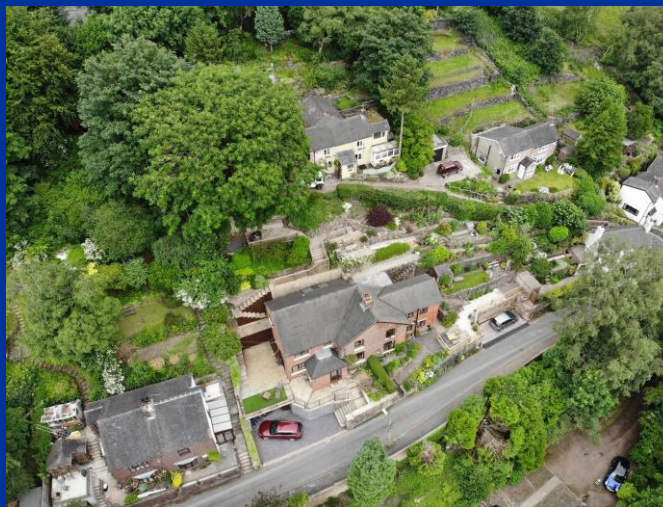
You're welcomed into the property via the hallway, with WC/utility room off. The dining kitchen has a good range of fitted units to the base and eye level, Rangemaster dual fuel cooker with extractor above, space for a dishwasher, American style fridge/freezer, dining table and chairs and wood beams. The living room has a feature fireplace, with multi-fuel stove, wood surround, granite hearth, build in cupboard and stairs to the first floor.

To the first floor the landing provides access to the boarded loft, which incorporates the gas fired Worcester boiler, with smart control. Four spacious bedroom, with bedroom one having ensuite shower room. The well equipped bathroom has Jacuzzi style bath, WC and pedestal wash hand basin.

Externally to the front is driveway providing off street parking and access to the 22ft garage. The garage has power/light connected and electric roller door. Stone steps with walled boundary and well stocked borders lead to the first tier, having stone patio, artificial grass and steps to the upper tiers. The top tier has a decked area, providing excellent views.

The current vendor had planning approval granted for a Sun Room located to the side of the kitchen/over the garage. Approval was granted in November 2014, application number 57409. The vendor has informed us that works in part have started, so the planning remains valid. (W&B has seen no paperwork to suggest this and the vendor has verbally informed us, further diligence is recommended with a conveyancer/planning department prior to purchase).

A viewing is highly recommended to appreciate this homes excellent views, spacious accommodation, location and much more.



Entrance Hall 6' 8" x 5' 4" (2.04m x 1.62m)

Wood feature double glazed leaded window and door to the front elevation, inset downlights.

WC/Utility 6' 2" x 5' 4" (1.89m x 1.63m)

Plumbing for washing machine, lower level W/C, pedestal wash hand basin, heated towel rail, wood double glazed window to the side elevation, extractor.

Dining Kitchen 10' 10" x 18' 3" (3.31m x 5.56m)

Range of fitted units to the base and eye level, composite sink with mixer tap, space for dishwasher, Rangemaster with five ring gas hob, electric grill and oven, wood double glazed window to the front elevation, wood double glazed patio doors to the side elevation, tiled splash backs, extractor fan over the cooker, inset downlights, space for American style fridge/freezer, wood beams.

Living Room 15' 4" x 11' 9" (4.67m x 3.57m)

Wood burning stove within slate fireplace, with granite hearth, wood surround, wood double glazed window to the front elevation, built in cupboard, stairs to the first floor.

First Floor

Landing

Loft access with ladders, inset downlights, smart boiler controller. Loft boarded with Worcester gas fired boiler.

Bedroom One 11' 11" x 11' 8" (3.63m x 3.55m)

Overstairs storage cupboard, cast iron ornamental fireplace, wood double glazed window to the front elevation, radiator.

Ensuite 7' 3" x 6' 9" (2.22m x 2.05m)

Wood double glazed window to the front elevation, traditional heated towel radiator, pedestal wash hand basin, lower level WC, walk in shower with gold fittings and body jets, partly tiled, inset downlights, extractor.

Bedroom Two 11' 3" x 11' 1" (3.43m x 3.39m)

Wood double glazed window to the front elevation, radiator.

Bedroom Three 10' 2" x 11' 2" (3.09m x 3.40m)

Wooden double glazed window to the side elevation, radiator.

Bedroom Four 9' 5" x 10' 1" (2.88m x 3.08m)

Radiator, wood double glazed window to the rear elevation, Velux style window.

Bathroom 6' 4" x 6' 9" (1.94m x 2.05m)

Jacuzzi style with integral gold shower, lower level WC, pedestal wash hand basin, partly tiled, gold heated towel rail, wood double glazed window to the rear elevation, Velux style window, inset down lights.

Externally

To the front is the driveway laid to slate, slate clad wall, access to the garage. Upper tier, steps laid to stone, walled boundaries, well stocked borders, outside water tap, courtesy lighting, Indian stone patio with cast iron railings, artificial lawn, area laid to gravel. Steps up to three further tiers, well stocked, decked area on the upper tier providing excellent views.

Garage 22' 7" x 14' 9" (6.89m x 4.49m max measurement)

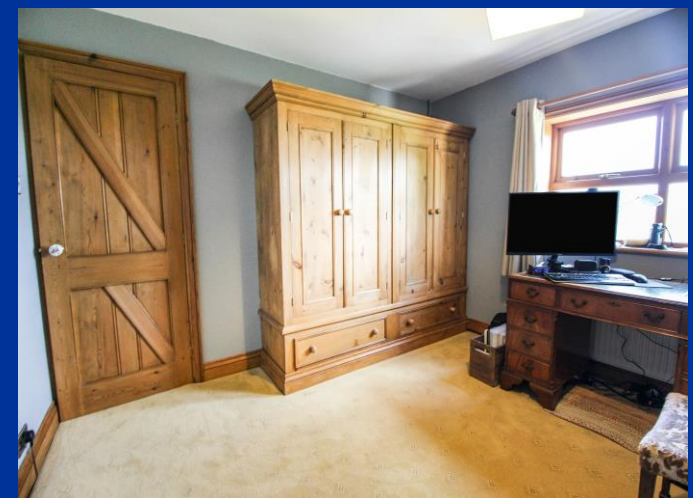
Electric roller door, power and light connected.



Note:
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold







Proposed Front Elevation **Proposed Side Elevation** **Proposed Part Rear Elevation**

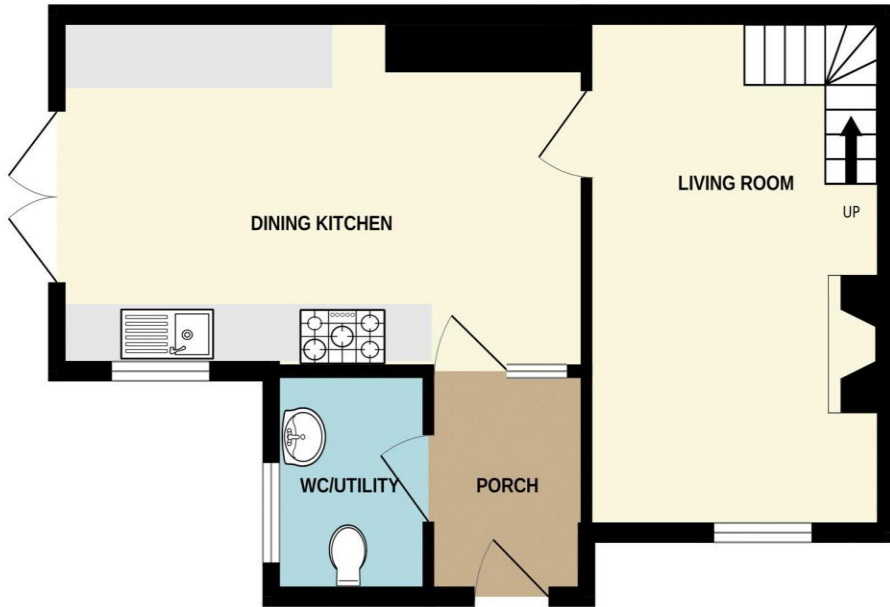
Section A - A

Proposed Ground Floor Plan **Proposed Garage Floor Plan**

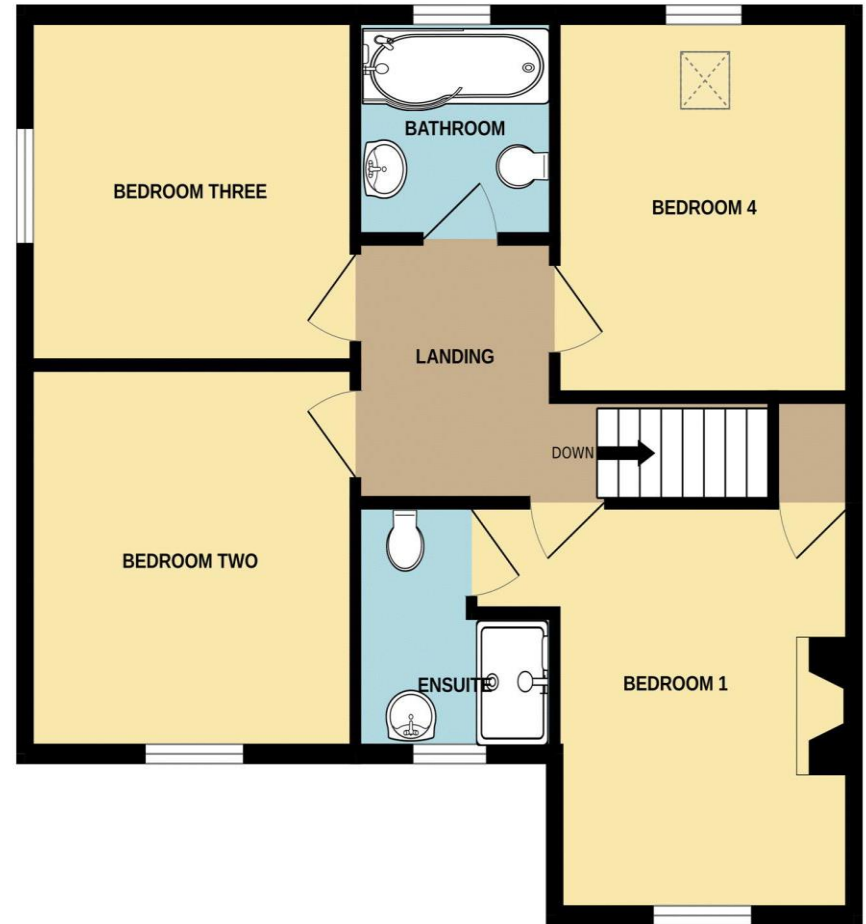
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Working Drawing
 Proposed Sunroom, Terrace to Side of Existing Kitchen over
 Existing Garage at Kitchen, Stone Lanes, Light Chalk, E12 5JA.
 Mr C Brooks 14/03/2020
 Date: 14/03/2020
 Drawing No: 14/03/2020
 A/B

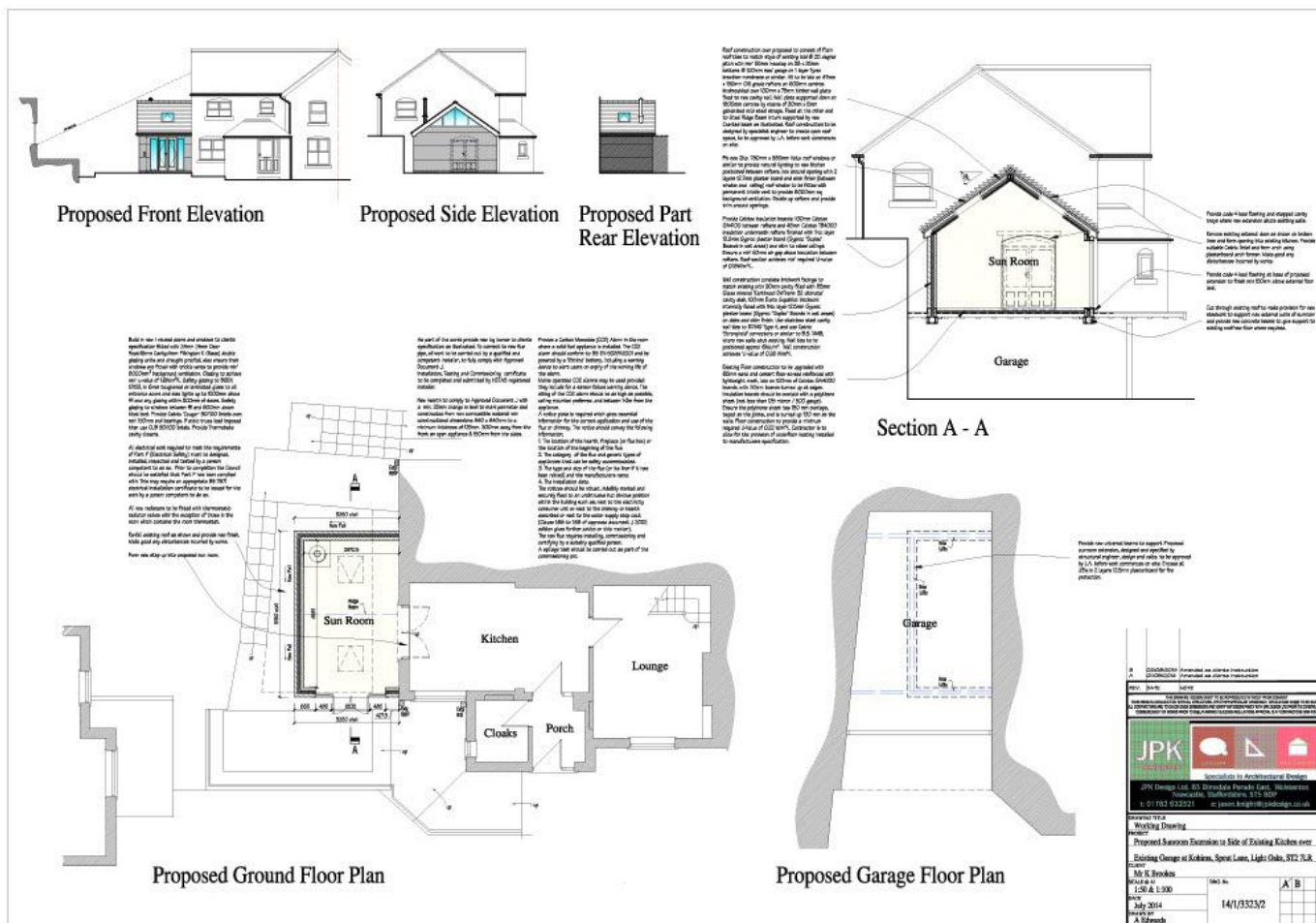
GROUND FLOOR



FIRST 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, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to Newcastle Road. Follow this road passing out of the town and through the villages of Longsdon and Endon. Upon reaching Stockton Brook prior to the petrol station on the left hand side take the left turning into Baddeley Green Lane. Follow this road and at the traffic lights turn left on to Bagnall Road. Continue along this road taking the fourth left into Spout Lane, follow this road for a short distance where the property is situated on the right hand side, clearly identifiable by Whittaker & Biggs 'For Sale' board.

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