



Novi Lane, Leek, ST13 6NU.

£175,000

Whittaker ^{Est. 1930}
& Biggs

Novi Lane, Leek, ST13 6NU

This immaculately presented three bedroom semi-detached home is nestled within a sizeable plot, having a gated driveway to the frontage and enclosed rear garden.

The property boasts an 18ft open plan living/dining room, with a well-equipped kitchen, light and airy living room to the frontage, bathroom equipped with both a corner shower and jacuzzi style bath. Storage is in abundance with a garage store which has a useful covered passage with WC, utility, storage room and access to the rear garden. Further storage is available within the rear garden, where a timber workshop has power and light connected.

You're welcomed into the property via the hallway, then through to the living room, with living flame gas fire, bay fronted window and access to the dining kitchen. The dining kitchen has a good range of fitted units to the base and eye level, breakfast bar, Bosch electric grill/oven, gas hob with extractor, space for a free standing dishwasher, space/cupboard for a free standing fridge, gas fired boiler, ample room for a dining table/chairs, patio doors to the rear garden and access to the garage store.

To the first floor the landing has a cupboard which houses the immersion heated tank. Bedroom one and two have recesses which have been utilised as wardrobe space, with bedroom three having fitted shelving and a desk. The contemporary bathroom has a Mira electric shower within the corner enclosure, jacuzzi style bath, pedestal wash hand basin and low level WC.

Externally to the frontage is a gated driveway, laid to Indian stone and having fenced and hedged boundary. The rear garden has an Indian stone patio, is mainly laid to lawn with decked area and hedged boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes excellent condition, location and plot.

Situation

Ideally located on the outskirts of the town this spacious family home is ideally positioned for local amenities and within walking distance of the local schools.



Entrance Hallway

Upvc double glazed door to the front elevation, Upvc double glazed window to the side elevation, stairs to the first floor, radiator.

Living Room 13' 0" x 12' 0" (3.96m into bay x 3.66m)

Upvc double glazed bay window to the front elevation, radiator, living flame gas fire within a recess, access to the dining kitchen.

Kitchen/Dining Room 18' 4" x 10' 2" (5.58m x 3.09m)

Range of fitted units to the base and eye level, breakfast bar, four ring gas hob, extractor, Bosch electric grill/oven, stainless steel sink with mixer tap, Upvc double glazed window to rear, Upvc double glazed patio doors to rear, space for a dining table and chairs, cupboard providing space for a free standing fridge, cupboard, inset downlights, space for a dishwasher, radiator, access to the garage passage.

Garage Store/Passage

Wood double doors, light, power, access to the garden.

WC

Window to side, low level WC.

Utility

Worksurface space, plumbing for a washing machine, light.

Storage

Window to rear, light and power.

First Floor

Landing

Upvc double glazed window to the side elevation, store housing immersion heated tank, loft access.

Bedroom One 12' 0" x 10' 11" (3.67m reducing to 3.33m x 3.33m)

Upvc double glazed window to the frontage, radiator, recess with clothes hanging space.

Bedroom Two 11' 5" x 9' 11" (3.49m reducing to 3.12m x 3.01m)

Upvc double glazed window to the rear, recess with clothes hanging space, radiator.

Bedroom Three 7' 11" x 7' 2" (2.41m x 2.19m)

Upvc double glazed window to the front, radiator, desk and shelving.

Bathroom 8' 3" x 8' 2" (2.52m x 2.49m) max measurements

Corner shower with Mira electric shower, jacuzzi style bath with chrome mixer tap, low level WC, pedestal wash hand basin, extractor, inset downlights, Upvc double glazed window to the rear and side.

Externally

To the front, gated driveway laid to Indian stone, fenced and hedged boundary, access to garage store. To the rear, area laid to Indian stone patio, lawn, decked area, hedged/fenced boundary, timber workshop with power and light, outside water tap.

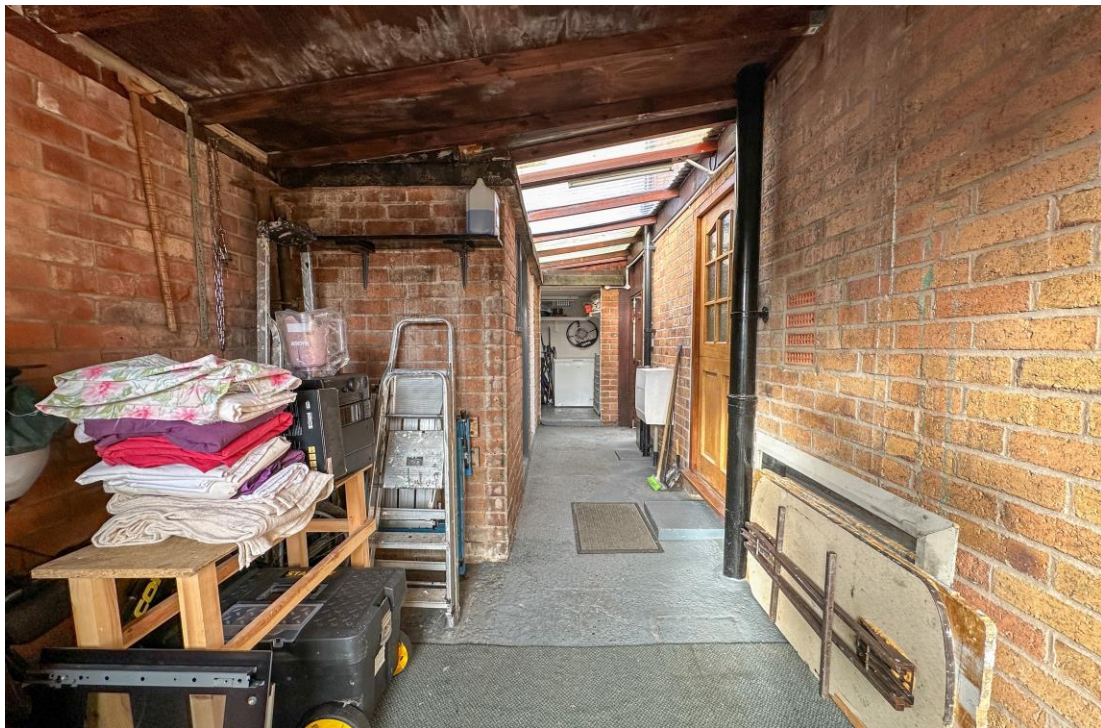


Note:
Council Tax Band: B

EPC Rating:

Tenure: believed to be Freehold

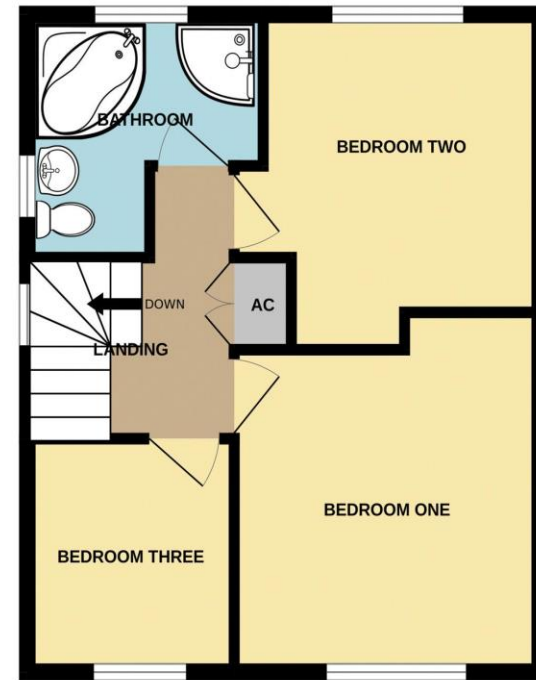




GROUND FLOOR



1ST 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 into Ball Haye Street. Follow this road and at the traffic lights turn right onto the A53 Buxton Road. Follow this road for a short distance proceeding straight ahead at the small traffic lights and take fifth turning left into Novi Lane. Follow this road for a short distance where the property is located on the right hand side identifiable by Whittaker & Biggs for sale board.

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45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**