



Church Lane

Cauldon



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Lee Mill Bungalow

Church Lane

Cauldon

ST10 3EL

- * This delightfully situated three bedroom detached property is located in the sought area of Cauldon just on the outskirts of Waterhouses.
- * The property occupies a generous sized plot and boasts off street parking for a number of vehicles, well maintained and stocked lawned gardens with patio / sitting areas and a large detached garage / workshop.
- * Over recent years the property has been upgraded and improved to an excellent standard by the current vendors and is considered an ideal purchase for a growing family.
- * Benefiting from Upvc double glazing and oil / solid fuel central heating system.
- * The village of Cauldon and the neighbouring village of Waterhouses have a basic range of amenities including public houses, primary school, village shops, fish and chip shop and church, whilst the market towns of Ashbourne and Leek are 9 and 8.5 miles away and have a further range of shopping facilities, supermarkets, restaurants and secondary schools. The property is located just outside the Peak District National Park which provides the opportunity to enjoy fantastic walks, scenery and numerous outdoor activities close by.

Offers in the region of : £350,000



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Leek Office - 01538 383344



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Accommodation

Living room 15'9 x 12'4 (4.80m x 3.76m)

Radiator. Coving. Laminate flooring. Wall light point x 3. Feature multi-fuel log burner that also powers the water and radiators. Double doors to garden.

Dining Room 10'10 x 9'10 (3.30m x 3.00m)

Radiator. Laminate flooring. Coving. Sliding doors to garden.

Inner Hall

Coving. Storage cupboard x 2. Airing cupboard. Laminate flooring. Access to:

Bathroom 8'3 x 5'6 (2.51m x 1.68m)

Bath. W.c. Wash basin. Radiator. Tiled floor.

Bedroom 8'10 x 8'3 (2.69m x 2.51m)

Radiator. Laminate flooring.

Kitchen / Diner 10'7 x 17'9 max (3.23m x 5.41m max)

Wall and base units. Belfast sink unit. Plumbing point. Tiled floor. Electric cooker point. Extractor unit. Oil fired Rayburn that powers the water and heating. Spotlights. Stairs off. Storage cupboard.

Conservatory / Laundry Room 12'6 x 9'6 (3.81m x 2.90m)

Tiled floor. Power and lighting. Plumbing point. Side door.

W.c 4'5 x 3'9 (1.35m x 1.14m)

W.c. Wash basin. Radiator. Tiled walls. Tiled floor.

Landing Area

Storage cupboard off.

Bedroom 11'11 x 8'10 (3.63m x 2.69m)

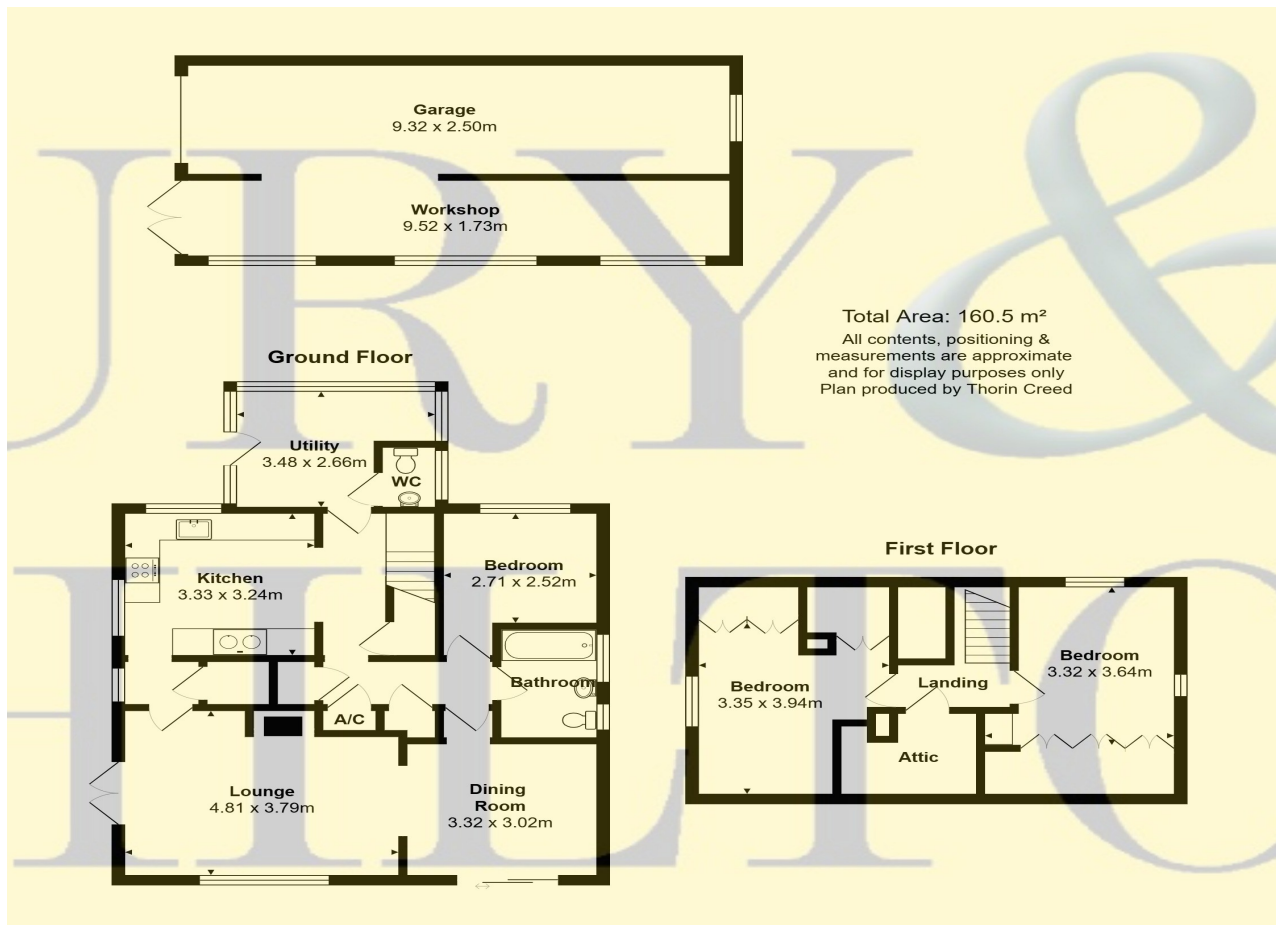
Radiator. Built-in storage cupboards.

Bedroom 12'11 x 10'11 (3.94m x 3.33m)

Radiator. Built-in storage cupboards.

Outside

The property occupies a generous sized plot and boasts off street parking for a number of vehicles, well maintained and stocked lawned gardens with patio / sitting areas and a large detached garage / workshop (30'7 x 14'6) with power and lighting.

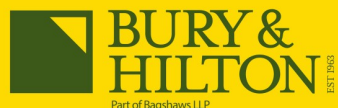


Viewing

By prior appointment through the Agents.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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