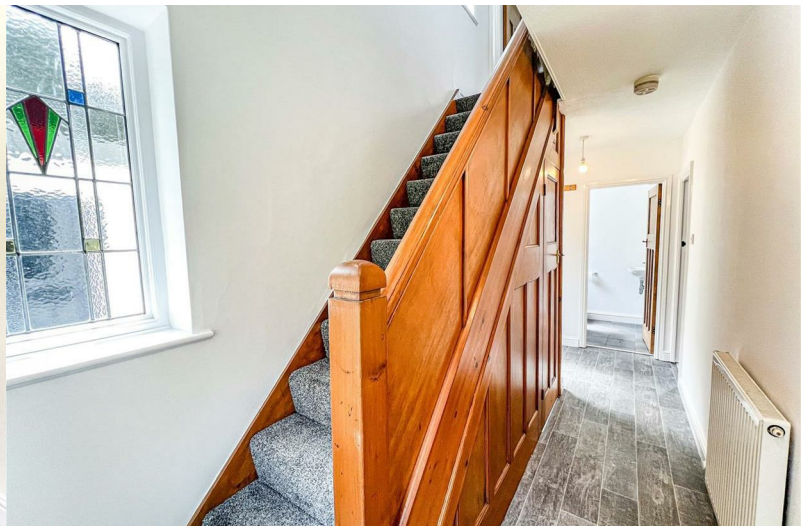




## Rookery Nook Kiln Lane

Leek, Staffordshire, ST13 8LJ

£850 Per month





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## Denise White Estate Agent Comments

Approached via a quiet country lane and nestled amongst mature trees, this property is a fine example of beautiful semi-rural living, still within walking distance of the market town of Leek, yet backing onto open fields and surrounded by beautiful countryside. This deceptively spacious property offers a beautiful home for someone to rent.

The home is generously set back from the country road with a good size private driveway and detached garage. A pathway leads up to the property with a garden to the front and access to the rear. Upon entry through the front door you enter the entrance hall with feature wooden panelled staircase that provides useful under storage space and leads through to the the ground floor living accommodation. The generous lounge is situated at the front of the property with a good size window allowing a good degree of natural light to the room and is painted a neutral colour create a feeling of tranquillity, an ideal place to relax after a hard days work.

The kitchen is not short of storage with a range of wall and base units with work surfaces over, integrated hob and oven with extractor fan over as well as a integrated Smeg dishwasher. Nestled off the entrance hall lies an inner hallway which has a door leading outside and access to a useful utility/downstairs W.C.

Moving upstairs you will find two good-sized bedrooms. The generous main bedroom has built-in storage, not forgetting the countryside views through picturesque windows to the front . The second bedroom is located to the rear of the house again having the open views over the countryside to the rear of the house. The bathroom is fitted with a white suite which comprises; bath with shower over, shower screen, W.C. wash hand basin and a heated towel rail. All the décor is neutral throughout.

The gardens are located to the front, side and rear aspects. The garden to the rear is elevated with steps to access, so would not be suitable for young children.

## Location

Leek is known as the 'Queen of the Staffordshire Moorlands', and is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

## Entrance Hall

uPVC front door, lino floor covering, uPVC stained glass window to the side aspect, radiator, wooden panelling to staircase, two ceiling lights, access into the inner hallway which has a uPVC door leading out to the side of the property.

## Lounge

12'9 x 12'9 (3.89m x 3.89m)

Fitted carpet, radiator, two wall lights, ceiling light, double glazed window to the front aspect.

## Kitchen

7'7 x 13'1 (2.31m x 3.99m)

A range of wall and base units with work surfaces over, electric cooker and hob with extractor hood over, smeg integrated dishwasher, integrated fridge freezer, tiled flooring, stainless steel sink unit with drainer with double glazed windows over looking the rear garden, part tiled walls, ceiling light.

## Utility/Cloakroom

4'8 x 5'4 (1.42m x 1.63m)

Tiled flooring, plumbing for washing machine, W.C. wall mounted glowworm boiler, double glazed window to the side aspect, wash hand basin.

## First Floor Landing

Leads to the bedrooms and bathroom.

### Bedroom One

15'7 x 12'9 (4.75m x 3.89m)

Fitted carpet, radiator, double glazed window to the front aspect, ceiling light, fitted storage cupboard/wardrobe space, ceiling light.

### Bedroom Two

7'7 x 13'02 (2.31m x 4.01m)

Fitted carpet, radiator, double glazed window to the rear aspect, ceiling light, picture rail.

### Bathroom

A three piece bathroom suite which comprises; bath with shower over, shower screen, WC. pedestal wash hand basin, heated towel rail, fully tiled walls, double glazed window to the rear aspect, extractor fan, ceiling light.

### Outside

Ample parking and a detached garage - 17'3 x 8'7

Front lawn garden area. Access to the rear where there is an elevated garden accessed via steps so would not be suitable for young children. There is a outhouse to provide storage space.

The garden maintenance such as hedges and lawns are maintained by the landlord.

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### Agent Notes

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

Available Unfurnished

Available 28th July 2024

### Holding Deposit

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £196.15

### Security Deposit

Deposit - Is typically equal to five weeks' rent but may vary. In this case the Deposit would be £980.76. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

### References

Employment References, a credit check and a Landlord reference will be required.

### Proof Of ID

Proof of ID - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.



## Road Map



## Hybrid Map



## Terrain Map

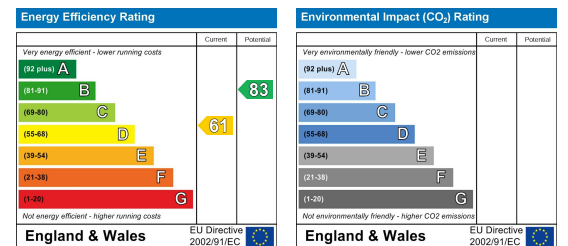


## Floor Plan

## Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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