



**15 Southlands Close, Leek, Staffordshire, ST13 8DF**

**Asking price £340,000**

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'Home is where family lives, loves, laughs, and your heart never truly leaves.' - Julie Chen

This outstanding detached family home is the perfect space to live, love and laugh with family. Beautifully presented throughout, the property provides flexible accommodation with a ground floor bathroom and extended living space.

## **Denise White Agents Comments**

An immaculately presented three bedroom detached home located in a quiet cul-de-sac position within the west end of town. Benefiting from an elevated position, this impressive family home enjoys pleasant views to the rear across the valley towards Rudyard and beyond. Having been extended by the current owners, the property now presents versatile accommodation across two floors.

Upon entering the property you are immediately welcomed in by tasteful and neutral decor. The living room boasts a multifuel log burner and bay style window to the front aspect creating a warm atmosphere throughout the seasons. The study benefits from a large window into the living room allowing two separate spaces but allowing light to flow through both. The dining room features French doors to the rear garden enjoying both a pleasant outlook but also connecting both indoors and outdoors. A well appointed kitchen provides ample space to cook. A modern and stylish shower room provides a more flexible living space and helps to cater for the demands of growing families.

To the first floor are two spacious double bedrooms and a good sized single bedroom. The two doubles both feature large windows enjoying views of greenery from both. The third single room is ideal as child's bedroom or further work space. A well appointed bathroom services the bedrooms.

Externally, the property features a delightful rear garden which can be accessed via side gates, kitchen or French doors from the dining room. Currently in full bloom, the garden exhibits beautiful perennials and mature shrubs. Decking at the rear of the garden is the perfect seating area enjoying views across the valley towards Rudyard. There is ample storage solutions with a large garden shed.

Overall, this exemplary home showcases the best of modern living for expanding families. Having been tastefully updated and extended, this fabulous property now provides versatile living within a quiet cul-de-sac in the West End of town.

## **Location**

Situated on a small cul-de-sac in the west end of Leek, within the catchment area of the most popular Westwood schools.

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

The unspoilt town centre offers a refreshing alternative 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 Porch**

Wood effect flooring. Composite door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light.



## Living Room

11'10" x 14'1" (3.62 x 4.3)



Continued wood effect flooring. UPVC double glazed bay window to the front aspect. Log burner with brick surround, wooden mantle and down lighting. Wall mounted radiator. Coving. Ceiling light.

## Study

8'3" x 9'2" (2.53 x 2.81)



Continued laminate flooring. Wall mounted radiator. Floor to ceiling double glazed windows into living area. Coving. Ceiling light.

## Dining Room

7'7" x 9'1" (2.32 x 2.77)



Continued wood effect flooring. Wall mounted radiator. Double doors into study. UPVC double glazed French doors to the rear aspect. Spotlights.

## Kitchen

12'11" x 8'2" (3.96 x 2.51)



Tiled effect flooring. Range of shaker style wall and base units. Laminate work surfaces. Tiled splashback. Space for a range style cooker with extractor above. Integrated sink and drainer unit with mixer tap above. Space for fridge freezer. Wall mounted radiator. UPVC double glazed window to the rear aspect. UPVC door to the side aspect. Inset spotlights. Plinth Lights.

## Bathroom

8'1" x 5'11" (2.47 x 1.82 )



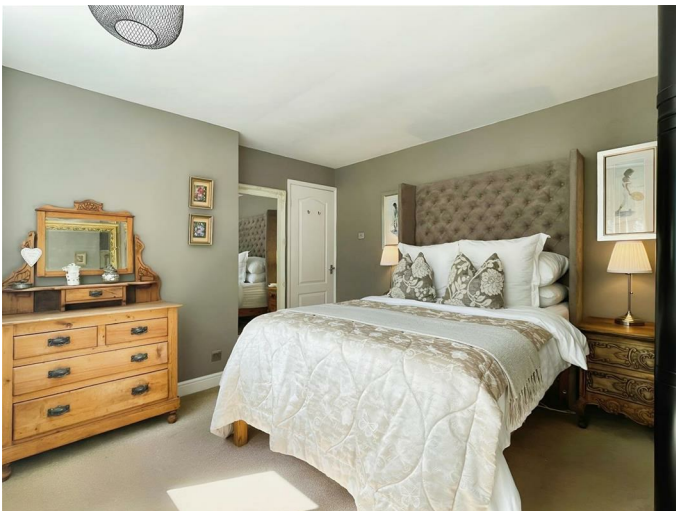
Tiled flooring. Wash handbasin. Wall mounted ladder style towel rail. Corner. Shower cubicle with shower. Low-level WC. Storage cupboard. Housing combination boiler. Large under stairs storage cupboard which is carpeted with ceiling light. Inset spotlights. Extractor fan.

## First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Large storage cupboard. Ceiling light.

## Bedroom One

10'7" x 11'3" max (3.23 x 3.45 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Two

10'6" x 9'0" (3.21 x 2.75)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light. Loft access.

## Bedroom Three

6'5" x 7'10" (1.98 x 2.41)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.



## Bathroom

5'5" x 6'8" (1.66 x 2.04)



Fitted carpet. Fully tiled walls. Fitted bath with shower attachment. Low-level WC. Pedestal wash handbasin. Ladder style towel rail. Obscured UPVC double glazed window to the front aspect. Ceiling light.

## Outside



To the front of the property is a partially concreted and gravelled driveway providing off road parking for multiple vehicles. Wooden gates to the side of the property lead passed the garden shed to the rear garden which is largely lawned with surrounding Wysteria creating two separate areas. With a decked seating area to the rear of the garden with apple trees and mature hedgerow. Steps lead down to a second wooden shed.

## Shed

14'4" x 6'2" (4.39 x 1.90 )



Power. Lighting. Four sockets. Windows to side and front aspect.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

## 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.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

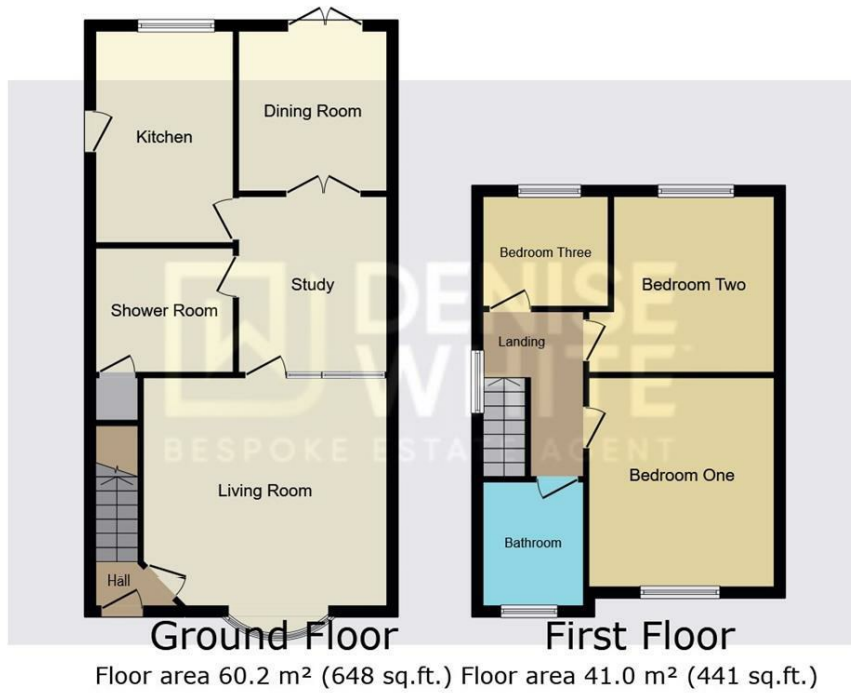
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!





## Floor Plan

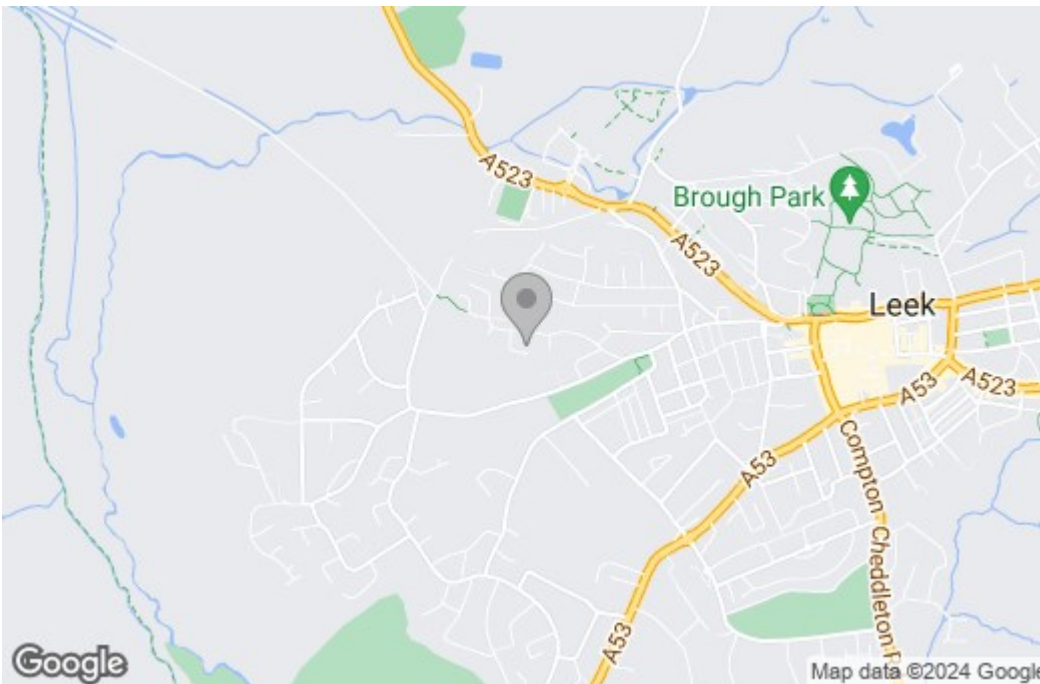


TOTAL: 101.2 m<sup>2</sup> (1,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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