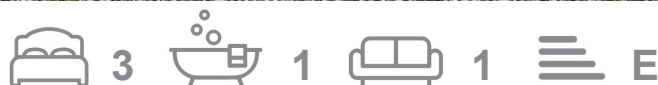




## 15 Lagonda Close

Knypersley, ST8 6PZ

**Price £250,000**



Here at Carters we are delighted to welcome to the market this well presented detached family home, nestled in a quiet cul-de-sac on a popular residential location, which provides a great purchase for those ever growing families.

On entering the property you are welcomed in to the porch area which is a great space to hang your coats and store those muddy boots. The entrance hall leads off with access to the W/C and stairs to the first floor. The kitchen occupies the front with a good selection of units and a space for appliances. The spacious lounge/diner is to the rear with patio doors leading out to the garden. Heading up the stairs you will find three good size bedrooms and a four piece family bathroom to relax and unwind in after a long busy day. Externally to the front there is a lawned garden and a driveway providing ample off road parking, whilst the rear is mainly laid to lawn with a paved patio area and a detached garage. The surrounding area is known for its excellent schools, all within walking distance, making it an ideal choice for families seeking a nurturing environment for their children. The town centre is just a short drive away, here you will find the very best the town has to offer with an abundance of amenities. There are also some idyllic walks close by with the likes of Mow Cop Castle, Knypersley Reservoir and Biddulph Grange Country Park.

Don't miss the chance to make this delightful house your new home. Call our office today to arrange an early viewing on 01782 470391.



# 15 Lagonda Close

Knypersley, ST8 6PZ

Price £250,000



## Entrance Porch

UPVC double glazed entrance door with side light to the front elevation.

## Entrance Hall

UPVC double glazed window to the front elevation. Stairs to the first floor with under stairs storage. Radiator.

## W/C

Internal window to the front elevation. Mid level W/C. Vinyl flooring.

## Lounge/Diner

18'7 x 13'7 (5.66m x 4.14m)

UPVC double glazed window to the rear elevation. UPVC double glazed french patio doors to the rear elevation. Fireplace with electric fire, and a stone tiled hearth. Two radiators. Television point.

## Kitchen

9'7 x 8'5 (2.92m x 2.57m)

UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the side elevation. A good selection of wall, drawer and base units. Work surfaces incorporating inset a stainless steel sink with a single drainer and mixer tap. Built in electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a dryer. Space for an under counter fridge and freezer. Partially tiled walls. Radiator. Vinyl flooring.

## First Floor Landing

UPVC double glazed window to the side elevation. Loft access. Storage cupboard.

## Bedroom One

13'6 x 9'6 (4.11m x 2.90m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Two

9'7 x 8'11 (2.92m x 2.72m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Three

10'7 x 8'10 (3.23m x 2.69m)

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

UPVC double glazed window to the front elevation. Fitted four piece suite comprising of a panelled bath. A corner shower enclosure with a wall mounted shower. Pedestal wash hand basin. Low level W/C. Tiled walls. Radiator. Vinyl flooring.

## Exterior

To the front there is a lawned garden and a Tarmacadam driveway providing off road parking. The rear is spacious which is mainly laid to lawn with seasonal shrubs and plants, and a paved patio area.

## Garage

UPVC entrance door to the side elevation. Up and over door to the front elevation.

## Additional Information

Freehold, Council tax band C.

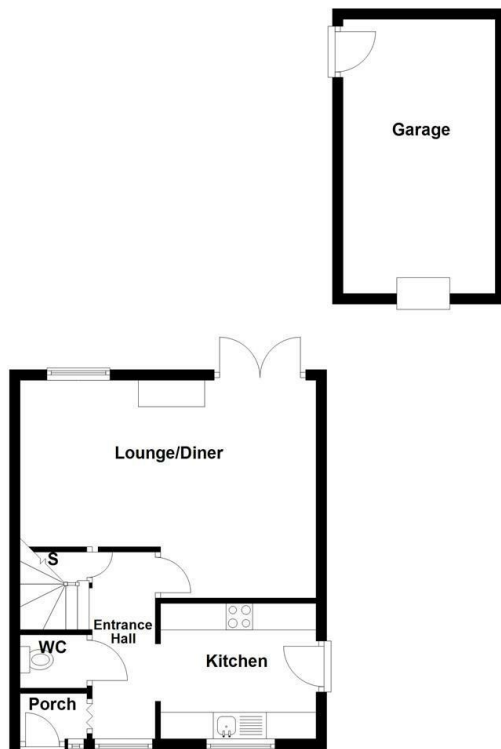
PROPERTY SIZE: APPROX 839 square feet / 78 square metres.

## Disclaimer

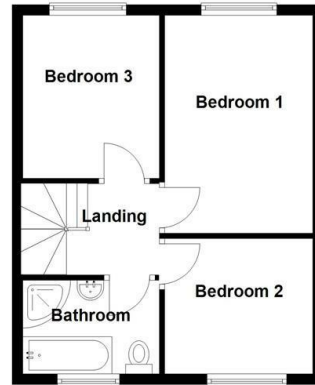
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



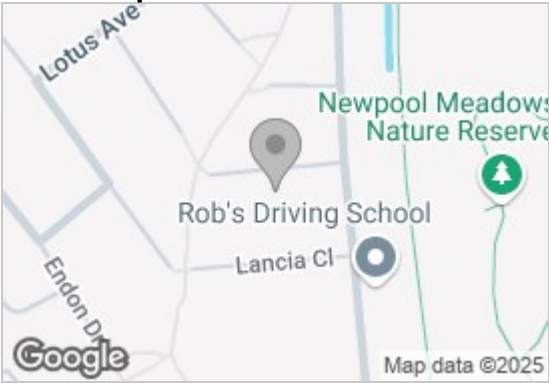
First Floor



15 Lagonda Close, Knypersley



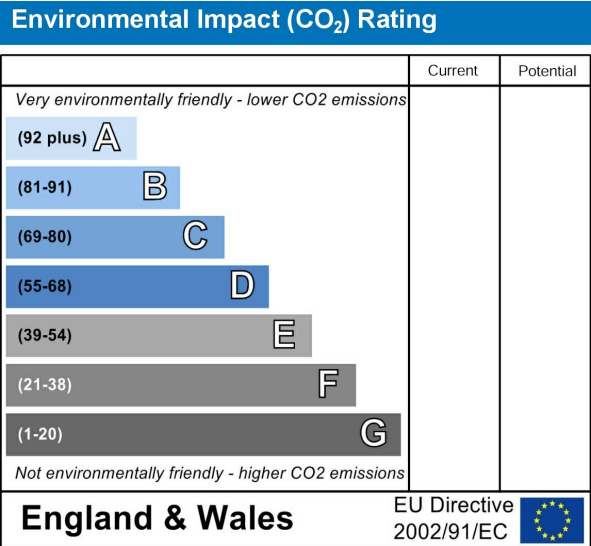
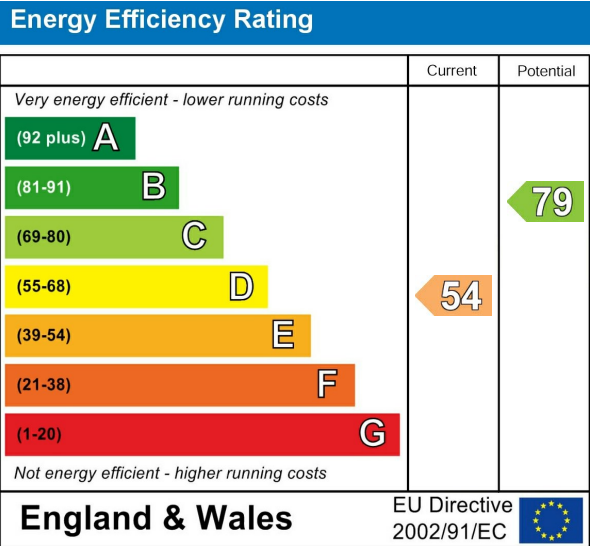
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.