



# RE/MAX

## PROPERTY HUB



### **Corriander Cottage Withington Lane, Leigh, ST10 4SU**

### **Asking price £600,000**

Welcome to this stunning detached house located on Withington Lane in the charming village of Church Leigh. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for everyone to enjoy.

One of the standout features of this property is the amazing views it offers. Imagine waking up to picturesque scenery every morning and unwinding in the evening with a breath taking backdrop right from the comfort of your own home.

Whether you're looking for a peaceful retreat or a place to create lasting memories, this property on Withington Lane is sure to captivate your heart. Don't miss out on the opportunity to make this house your new home.

### Entrance Hall



A wonderfully light porch allowing access to the family room and heart of the home and main living space.

### Open plan Kitchen Area 26'8" x 14'7" max (8.15 x 4.46 max)



A fantastic open plan kitchen area with ample room for a large dining table, the kitchen boasts a range of wall and base units, with ample storage with built in full length fridge and freezer, dishwasher, and bin store. The property benefits from an AGA and free standing electric cooker with built in induction hob. This room opens out in to the Snug area to the front elevation and to the rear via bi-fold door access to the patio area.

### Snug 9'11" x 12'0" (3.03 x 3.68)



with window to the front elevation, and multi fuel burner.

### Lounge 23'3" x 12'0" max (7.10 x 3.67 max)



with windows to both front and side elevations, uPVC door which leads on to the front and side gardens. Giving you somewhere to relax with fantastic field views.

### Utility Room 8'0" x 4'7" (2.44 x 1.42)



With built in storage, space for washing machine, sink and uPVC door to patio area.

### Shower Room 6'10" x 5'10" (2.10 x 1.80)

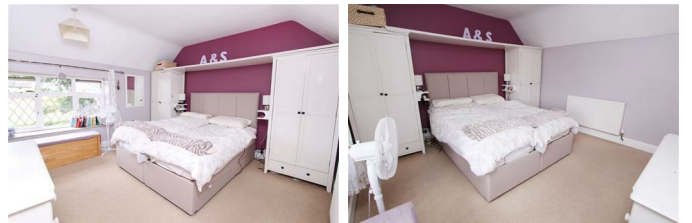


with built in shower cubicle, sink and low level W/C window to the rear elevation and underfloor heating and heated towel rail.

### Family Room 7'7" 11'6" (2.33 3.52)

With window to the front elevation boast another reception room or extra guest bedroom if required.

### Bedroom One 12'0" x 11'9" (3.67 x 3.60)



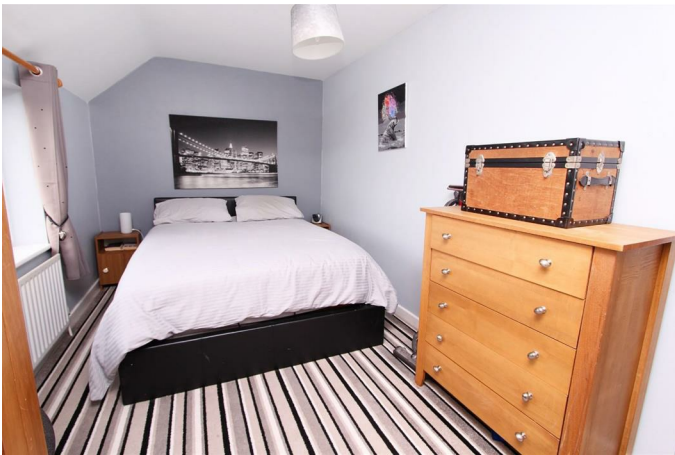
With window to the front elevation, and access to the ensuite shower room.

## Ensuite



With built in Shower cubicle, sink and W/C.

Bedroom Two 14'9" x 8'2" max (4.50 x 2.51 max)



With window to the rear elevation.

Bedroom Three 12'0" x 10'1" (3.68 x 3.08)



With window to the front elevation.

Bedroom Four 11'5" x 6'0" (3.50 x 1.85)



With window to the side elevation.

Family Bathroom 11'6" x 5'7" (3.53 x 1.72)



With panelled bath with shower over, sink and W/C.

## Garage

Accessed via a double barn style door. with internal door at the rear back in to the property.

## Outside



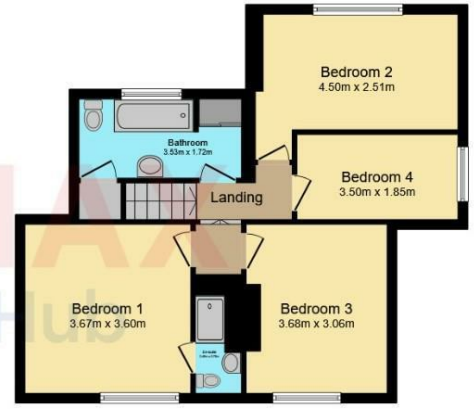
With fantastic countryside views to the front of the property this well established garden really is a fantastic space with mixture of lawned areas, patio's and decking. The property also has a built in summer house with lighting and power and hot tub (by negotiation).

The property also benefits from Solar panels which are fitted to the roof on the front elevation and electric car charging point is built in also.

# Floor Plan



**Ground Floor**  
Floor area 107.7 m<sup>2</sup>



**First Floor**  
Floor area 59.2 m<sup>2</sup>

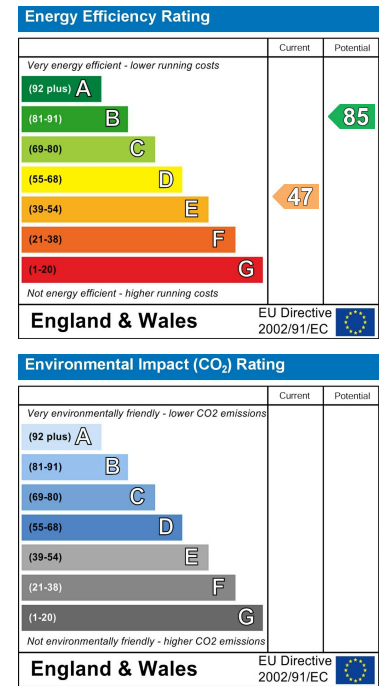
**TOTAL: 166.8 m<sup>2</sup>**

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



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