



Lindon Cottage Lake Road, Rudyard, Leek, ST13 8RN

Offers In The Region Of £385,000

- Detached property
- Close to Rudyard Lake
- Ceiling beams
- 3 bedrooms
- Private driveway
- Unique property
- 2 reception rooms
- Exposed brick feature wall
- NO CHAIN!

Lindon Cottage Lake Road, Leek ST13 8RN

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful detached house that offers a unique opportunity for those seeking a tranquil lifestyle near the picturesque Rudyard Lake. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The character of the home is enhanced by charming ceiling beams and exposed brickwork in the kitchen, creating a warm and welcoming atmosphere. The kitchen itself is a delightful space, perfect for culinary enthusiasts and family gatherings.



Council Tax Band: E



Ground Floor

Hall

13'8" x 7'5"

Max measurement.

Wood glazed door with side light window to the frontage, wood double glazed window to the frontage, stairs to the first floor, radiator, ceiling beams, WC off.

WC

4'11" x 2'10"

Corner wall mounted sink, chrome taps, low level WC, extractor fan.

Kitchen

17'3" x 8'2"

Wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed stable door to the side aspect, units to the base and eye level, exposed brick feature wall, Indesit five ring gas range cooker, stainless steel sink and drainer, chrome mixer, washer/dryer, under counter fridge, undercounter freezer, gas fired wall mounted glow worm combi boiler, white vertical column radiator, ceiling beams.

Sitting Room

22'1" x 12'2"

Max measurement.

Wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed French doors to the side aspect, two radiators, living flame gas fire, stone hearth and surround, wood mantel, wall lights.

Dining Room

12'7" x 7'10"

Wood double glazed window to the rear, radiator.

First floor

Landing

7'4" x 3'7"

Galleried landing, Velux skylight, ceiling beams, radiator, storage cupboard, loft hatch.

Bathroom

9'4" x 7'8"

2x Velux skylights, free standing double ended claw foot bath, chrome telephone style mixer tap with hand held shower attachment, pedestal wash hand basin chrome taps, low level WC, walk in shower enclosure, chrome fittings, spotlights, extractor fan, radiator.

Bedroom One

17'3" x 8'5"

Max measurement.

2x Velux skylights, ceiling beams, radiator.

Bedroom Two

8'3" x 8'3"

Velux skylight, ceiling beams, radiator, loft hatch.

Dressing Area

6'2" x 3'11"

Shelving.

Bedroom Three

12'4" x 8'11"

Wood double glazed window to the frontage, radiator, ceiling beams.

Externally

To the frontage, shale driveway, area laid to lawn, hedge and fence boundary, butterfly garden.

To the side aspect, decked area, wooden pergola, fence boundary, raised beds.

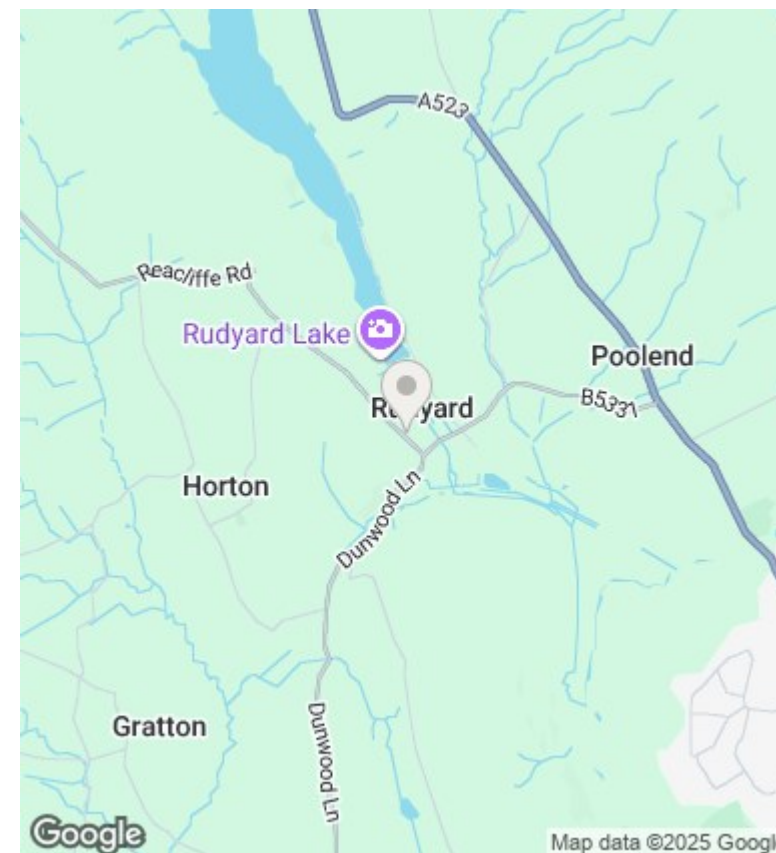
To the rear, paved area.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC