



**Spring Cottage Leek Road, Waterhouses ST10 3HW**



**welcome to**

**Spring Cottage Leek Road, Waterhouses**

The property, briefly comprised of Four Bedrooms, Family Bathroom, Breakfast Kitchen, Dining Room, Lounge, Utility with Guest Cloakroom, Gardens, and Detached Garage, benefits from double glazing and LPG central heating.



### **Entrance Door**

Under a storm porch leading into..

### **Lobby**

Hardwood flooring, covered central heating radiator, stairs to the first floor accommodation.

### **Dining Room**

14' 7" x 10' 9" ( 4.45m x 3.28m )

Hardwood flooring, exposed beams, wall lights, covered central heating radiator, window to the front.

### **Inner Lobby**

Hardwood flooring, pantry, exposed beams.

### **Breakfast Kitchen**

18' 1" x 10' 7" ( 5.51m x 3.23m )

Tiled flooring, part tiled walls, central heating radiator, range of wall, base and matching drawer units ,granite worktops, double Belfast sink, windows to the rear and side elevation, glass cabinet, shelving, Rangemaster style cooker, cooker hood, integrated fridge freezer, room for a dishwasher, enclosed central heating boiler.

### **Utility Room**

7' 10" x 6' 4" ( 2.39m x 1.93m )

Door and window to the rear elevation, tiled flooring, part tiled walls, base and drawer units, teak worktop, room for a dryer, plumbing for a washing machine, Belfast sink, central heating radiator.

### **Guest Cloakroom**

Tiled flooring, w.c., wash hand basin with splash back tiles.

### **Lounge**

14' 7" x 13' 5" Into recess ( 4.45m x 4.09m Into recess )

Hardwood flooring, window to the front, covered central heating radiator, wall lights, exposed beams, feature brick fireplace housing a multi-fuel burner with timber mantle over.

### **Landing Area**

Loft access, airing cupboard housing cylinder.

### **Loft Space**

Boarded and well insulated.

### **Bedroom One**

14' 9" x 10' 9" Plus recess ( 4.50m x 3.28m Plus recess )

Central heating radiator, window to the front elevation.

### **Bedroom Two**

11' 5" x 11' 5" ( 3.48m x 3.48m )

Central heating radiator, window to the front elevation, fitted wardrobes.

### **Bedroom Three**

10' 10" Maximum x 9' 4" Maximum ( 3.30m Maximum x 2.84m Maximum )

Central heating radiator, window to the side elevation.

### **Bedroom Four**

10' 7" x 6' 5" ( 3.23m x 1.96m )

Central heating radiator, window to the rear elevation.

### **Bathroom**

Tiled flooring, freestanding roll top bath, mains shower cubicle, corner wall unit, w.c., wash hand basin, central heating radiator, window to the rear elevation.

### **Gardens**

To the front of the property there is a stone wall boundary with flower beds, metal personal gate with matching metal railings following the side path to the rear garden. The rear garden has a patio area, enclosed LPG tank, steps up to garage and separate steps up to raised lawn area where there is a variety of plantings, flower beds, gravel areas and timber

boundaries. To the side of the property there is also parking for several vehicles.

### **Garage**

22' 2" x 10' ( 6.76m x 3.05m )

Electric remote control roller door, car pit, power, lighting,

### **Please Note:**

Photos may have been taken using a wide angle lens.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106143](http://bagshawsresidential.co.uk/Property/ABN106143)



welcome to

## Spring Cottage Leek Road, Waterhouses

- Rural Cottage
- Refurbished By Current Owner
- Four Bedrooms
- Detached Garage
- Gardens

Tenure: Freehold EPC Rating: F

**£425,000**

### directions to this property:

What Three Words - [///dynamics.deliver.bluffing](https://www.what3words.com/#!/en/0G8G-0G8G-0G8G)



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106143](https://www.bagshawsresidential.co.uk/Property/ABN106143)



Property Ref:  
ABN106143 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**