



**Cedar View, Leigh Lane, Lower Tean, Stoke-On-Trent.  
ST10 4LW**

welcome to

## Cedar View, Leigh Lane, Lower Tean, Stoke-On-Trent

Bagshaws Residential welcome to the market this detached bungalow situated on a larger than average plot in mature gardens, the accommodation comprises: living dining kitchen, lounge, three bedrooms, EN SUITE and bathroom. Externally integral DOUBLE GARAGE, driveway parking for several vehicles.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via a shared driveway leading to private driveway with step leading up to:

**Entrance Porch:**

Having uPVC door; double glazed windows to the front and side elevations; tiled flooring; leading into:

**Entrance Hall:**

Having wood effect flooring; three storage cupboards one housing the central heating boiler; doors off to:

**Living Kitchen Diner:**

23' 3" x 12' 11" max ( 7.09m x 3.94m max )

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall, drawer and glazed units; complementary work surface; complementary wall and floor tiling; integrated double electric oven; gas hob with cooker hood over; space for an American style fridge freezer; double glazed window to the rear elevation; door leading into garage; French doors leading out to the garden; exposed beam to the ceiling; central heating radiator.

**Lounge:**

20' 10" into bay x 12' max ( 6.35m into bay x 3.66m max )

Having double glazed box bay window to the front elevation; feature brick Inglenook style fireplace housing a log burning stove; central heating radiator; wall lights.

**Bedroom One:**

12' 10" x 11' max ( 3.91m x 3.35m max )

With double glazed window to the front elevation; central heating radiator; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; double glazed window to the side elevation.

**Bedroom Two:**

10' 8" x 9' 8" ( 3.25m x 2.95m )

With double glazed window to the rear elevation; central heating radiator.

**Bedroom Three:**

10' 9" x 10' ( 3.28m x 3.05m )

With double glazed window to the rear elevation; central heating radiator.

**Bathroom:**

Having bath with wall mounted shower over; wash hand basin; low level w.c.; complementary wall and floor tiling; central heating radiator; double glazed window to the rear elevation.

**Integral Garage:**

19' 3" x 16' 6" max ( 5.87m x 5.03m max )

With up and over door; power and lighting; personal door; door to the kitchen; dog sink; plumbing for washing machine; CCTV connection.

**Gardens:**

The property driveway provides off road parking for several vehicles leading to the double garage. Good sized wrap around gardens incorporating lawned areas with mature trees, well stocked shrubbery, paved patio area, timber chicken coop and two garden sheds.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band E



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## Cedar View Leigh Lane, Lower Tean Stoke-On-Trent

- Detached Bungalow
- Larger than average sized plot
- Three Bedrooms. En Suite. Bathroom
- Kitchen Diner. Lounge
- Garage. Gardens

Tenure: Freehold EPC Rating: D

offers over

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109120 - 0003

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