



Ladderedge, Leek, Staffordshire, ST13 7AD.  
Offers in the Region Of £405,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Ladderedge, Leek, ST13 7AD.

This well presented three bedroom detached cottage has been extended to both the ground/first floor and renovated to an exceptional standard throughout. Boasting three bathroom/shower rooms and nestled on an impressive plot, with a generous driveway and gated access, timber garage and beautiful garden area, consisting of dry stone walling, pond, feature lighting, patios and area laid to lawn. The property is situated on the outskirts of Leek, offering great commuting links and having incredible views to the rear.

To the ground floor is a spacious entrance hallway with staircase to the first floor. Two reception rooms are to the front of the property, with the living/dining room being an impressive 27.5 ft with bio- ethanol feature fire, replicating an open fire and having patio doors to the rear garden. The attractive kitchen boasts units to the base and eye level, breakfast island, granite work surfaces, inset granite sink, integral fridge/freezer, gas range cooker and access to the useful utility room. A shower room completes the ground floor, offering a corner shower, lower level WC and vanity wash hand basin.

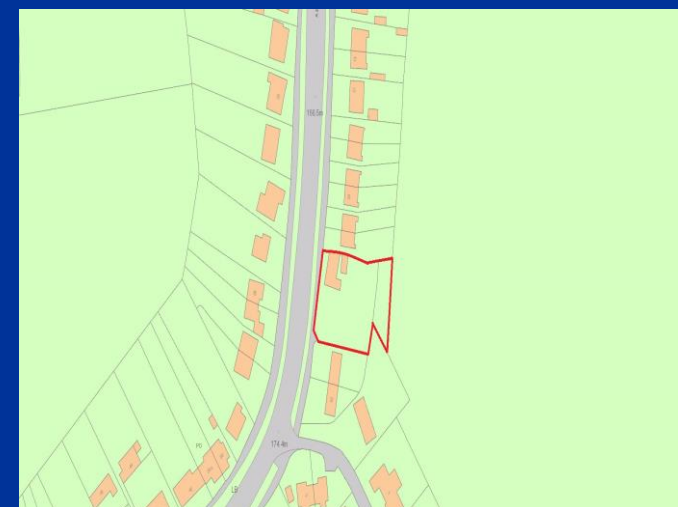
To the first floor is a spacious vestibule, currently utilised as an office space and three large bedrooms with bedroom one having shower ensuite. A family bathroom suite completes the first floor and offers panelled bath, corner shower unit, lower level WC and vanity wash hand basin.

The property is approached via a gravelled driveway and provides ample off road parking for several vehicles. To the rear is an impressive garden with stone flagged patio, large area laid to lawn, pond, feature lighting and storage shed. Views can be enjoyed from the rear garden, overlooking Leek town and neighbouring countryside.

A viewing comes highly recommended to appreciate the size, quality, location and specification of this detached family home.

## Situation

This family home is set in an elevated position providing views over the surrounding countryside and Leek town centre. Ideally placed for good commuting to The Potteries, Motorway network and local towns. A good sized family home being in the catchment for the sought after Westwood Schools.



### Entrance Hallway

Door to the front elevation, staircase to the first floor, radiator.

### Living / Dining Room 27' 6" x 11' 2" (8.37m x 3.40m)

UPVC double glazed window to the front elevation, UPVC double glazed patio doors to the rear elevation, two radiators, bio ethanol living flame fire in a open fire style, set within a marble style surround.

### Sitting Room 13' 5" x 12' 2" (4.10m x 3.70m)

UPVC double glazed window to the front and side elevation, radiator, multi fuel stove, marble style hearth, brick surround, wooden mantel.

### Kitchen 14' 5" x 11' 5" (4.39m x 3.47m)

UPVC double glazed window to the rear and side elevation, a range of units to the base and eye level, middle island, granite worksurfaces, range gas cooker, extractor fan, inset granite sink with drainer, integral fridge, freezer.

### Utility Room 9' 8" x 6' 8" (2.94m x 2.04m)

UPVC double glazed door to the rear elevation, units to the base and eye level, plumbing for a washing machine, space for a dryer.

### Shower Room 4' 5" x 6' 8" (1.34m x 2.04m)

Corner shower, lower level WC, vanity wash hand basin, radiator.

## First Floor

### Landing/Office Space

UPVC double glazed window to the front elevation.

### Bedroom One 14' 1" x 16' 2" (4.29m x 4.93m)

Two UPVC double glazed windows to the rear elevation, radiator, fitted wardrobes and dressing tables.

### Ensuite 6' 0" x 7' 9" (1.83m x 2.36m)

UPVC double glazed window to the rear elevation, double walk in shower, lower level WC, vanity wash hand basin, chrome ladder radiator.

### Bedroom Two 13' 4" x 12' 2" (4.06m x 3.71m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes and dressing table, loft access.

### Bedroom Three 12' 4" x 11' 1" (3.75m x 3.38m)

UPVC double glazed window to the front elevation, radiator, loft access.

### Bathroom 6' 2" x 11' 9" (1.88m x 3.58m)

UPVC double glazed window to the side elevation, panelled bath, corner shower, lower level WC, chrome ladder radiator.

### Externally

To the side, gated access, gravel driveway, hedged boundaries, log store, timber framed garage. To the rear, mainly laid to lawn, stone flagged patio, dry stone walling, pond with water feature, hedged boundaries.



Note:  
Council Tax Band: D

EPC Rating: F

Tenure: believed to be Freehold









GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

From our Derby Street Leek office proceed along Haywood Street at the traffic light continue straight ahead into Broad Street, proceed along for a short distance and at the mini roundabout adjacent to Morrison's Supermarket proceed straight ahead into the A53 Newcastle Road. Continue along the road passing the Westwood Golf Club on the right hand side and the property is located on the left hand side just before Woodside Lane.

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