



Beggars Lane, Leek, ST13 8HP.  
OIRO £325,000

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

# Beggars Lane, Leek, ST13 8HP.

This 3 bedroom link detached property is located within the ever popular West End of town. Featuring an extension to the side aspect, under floor heating, a landscaped rear garden and a hot tub!

You're welcomed into the property via the hallway which provides access to a downstairs WC.

Beyond the hallway is the kitchen which has a range of high gloss units, quartz style worktops, integrated appliances that include, hob, double oven and an extractor fan. There is space for an American style fridge freezer nestled within fitted units.

Adjacent to the kitchen is the extension which houses the family room, both the kitchen and family room have a tiled floor with underfloor heating. There are bi-fold doors to the side aspect and a door to the rear of the property.

At over 18ft, the dual aspect living room stretches the whole depth of the house. It features a floor-to-ceiling window at the front of the property and sliding patio doors to the rear. On the first floor there are three well-proportioned bedrooms all of which feature inset ceiling spotlights with dimmer switches.

The bathroom has a contemporary suite and features a pedestal handwash basin, low level WC and a panel bath with electric shower.

Externally the tiered rear garden has a raised decked area with wooden pergola. Steps lead to an area laid to artificial grass, a seating area and well stocked borders with many exotic plants including bamboo and Japanese acer.

To the side of the property is a stone flagged area with a raised level that houses the welcome addition of a hot tub! To the frontage there is a tarmac drive suitable for 2 cars. All external areas have lighting and the rear garden has power sockets.

A viewing is highly recommended to appreciate this home's popular location, south east facing garden and unique design.



## Ground Floor

### Hallway 6' 9" x 4' 4" (2.06m x 1.33m)

UPVC double glazed door and UPVC double glazed window to the frontage.

### WC 4' 5" x 4' 4" (1.34m x 1.33m)

UPVC double glazed window to the frontage, low level WC, corner hand wash basin, chrome mixer tap.

### Kitchen/Diner 13' 3" x 8' 8" (4.03m x 2.65m)

UPVC double glazed window to the rear, composite sink, chrome mixer tap with spray head, Bosch 5 ring gas hob, Bosch integral double oven, extractor fan, space for American style fridge freezer, space for dining table, tiled floor, under floor heating, inset ceiling spotlights.

### Family Room 21' 1" x 7' 11" (6.43m x 2.42m) Max measurement

UPVC double glazed door to the rear, UPVC double glazed bi-fold doors to the side aspect, UPVC double glazed window to the frontage, space and plumbing for a washing machine and tumble dryer, tiled floor, under floor heating, inset ceiling spotlights.

### Living Room 18' 1" x 14' 5" (5.50m x 4.40m) Max measurement

UPVC double glazed window to the frontage, UPVC double glazed patio door to the rear, stairs to the first floor, inset ceiling spotlights, radiator.

## First Floor

### Landing

UPVC double glazed window to the rear, access to the loft, storage cupboard.

### Bathroom 6' 8" x 5' 7" (2.02m x 1.69m)

UPVC double glazed window to the rear, panel bath, chrome taps, pedestal hand wash basin, low level WC, electric Mira shower, partly tiled, radiator, inset ceiling spotlights.

### Bedroom One 14' 5" x 11' 1" (4.39m x 3.37m) Max measurement

UPVC double glazed window to the frontage, radiator, built in wardrobe, inset ceiling spotlights.

### Bedroom Two 11' 0" x 8' 8" (3.36m x 2.65m)

UPVC double glazed window to the frontage, radiator, built in wardrobe, inset ceiling spotlights.

### Bedroom Three 8' 11" x 8' 10" (2.73m x 2.69m) Max measurement

UPVC double glazed window to the rear, radiator, inset ceiling spotlights, storage cupboard.

### Externally

To the rear, raised decked area, wooden pergola, steps down to area laid to artificial lawn, well stocked borders, fenced boundary, access to the side aspect., lighting. To the side aspect, paved area, steps up to area with hot tub, fenced boundary, lighting, cold water tap. To the frontage, tarmacadam drive.

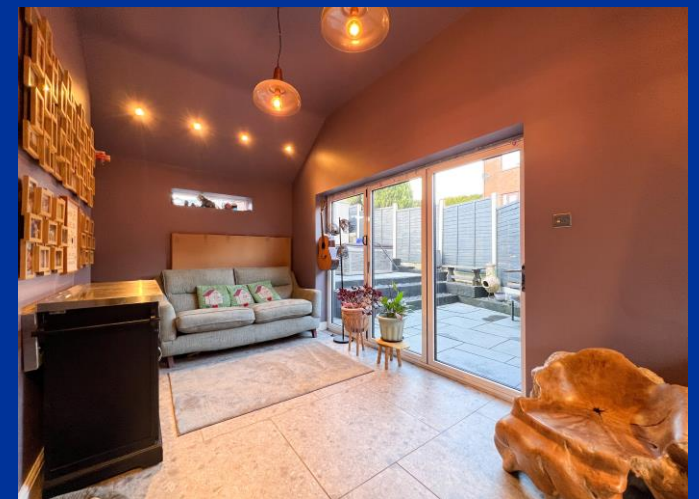


Note:

Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



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.



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, on reaching the traffic lights continue straight ahead into Broad Street. Continue along to the mini roundabout adjacent to Morrison's supermarket, proceed straight ahead on to the A53 Newcastle Road. Follow this road taking the third right into Wallbridge Drive continuing along this road taking the third turning right into Beggars Lane, where the property is situated on the right hand side.

## Situation

This home is set in an elevated position offering views over the surrounding countryside. Situated to the West End of town, just a short walk away from Woodcroft First School and St. Edwards Academy. The busy market town of Leek is only a short distance away, offering many traditional shops, public houses, antique shops and supermarkets.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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