



Red Lane, Stoke-On-Trent, ST2 7LT.
OIRO £395,000



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Whittaker & Biggs proudly present this well-presented two-bedroom bungalow, situated on a substantial plot with a paddock extending to approximately 1.25 acres, ideal for those with equestrian interests. This sought-after property, located in the charming semi-rural area of Light Oaks, offers stunning views to the frontage, making it an idyllic retreat. The bungalow is accompanied by a range of outbuildings, providing ample storage and versatile usage options. Notably, there is a 24ft garage with an inspection pit, power and light connected, catering to the needs of automotive enthusiasts and hobbyists. Upon entering the property, you are greeted by a spacious entrance hall, currently utilised as a home office space, highlighting the flexibility and practicality of the layout. The two bedrooms are well-appointed and feature fitted wardrobes, offering convenient storage solutions. The modern bathroom exudes style and functionality. The heart of the home is the impressive 25ft living room, creating a welcoming and comfortable space for relaxation and entertaining. A modern kitchen provides a delightful cooking environment, while the impressive conservatory serves as a versatile sitting room or dining area, offering panoramic views of the surroundings. The gardens surrounding the bungalow are meticulously maintained and predominantly laid to stone flagging, providing an attractive and low-maintenance outdoor space. Ample off-road parking is available to the rear, in front of the two garages. The majority of the land comprises well-maintained grassland, with fenced boundaries ensuring privacy and security. Additionally, there is a gravel area situated behind the garage. In summary, this well-presented two-bedroom bungalow offers a remarkable opportunity to reside in a sought-after semi-rural location. The combination of spacious accommodation, extensive outdoor space, and stunning views makes this property highly desirable. A viewing is highly recommended to appreciate this excellent location, stunning views, land and spacious accommodation.



Entrance Hallway

UPVC double glazed door to the side elevation, UPVC double glazed picture window to the front elevation, radiator, cornicing.

Bedroom One 10' 4" x 10' 0" (3.15m x 3.05m)

UPVC double glazed picture window to the front elevation, radiator, fitted wardrobes, cornicing.

Bedroom Two 10' 0" x 8' 7" (3.06m x 2.61m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, loft access, cornicing.

Bathroom 6' 7" x 5' 8" (2.01m x 1.72m)

Bath with shower over, lower level WC, vanity wash hand basin, chrome ladder radiator.

Living Room 24' 9" x 10' 5" (7.55m x 3.18m)

UPVC double glazed picture window to the front elevation with plantation shutters, two UPVC double glazed windows to the side elevation with plantation shutters, two radiators, multi fuel stove set on marble hearth and wood mantle, cornicing.

Kitchen 12' 10" x 8' 6" (3.90m x 2.58m)

UPVC double glazed window to the side elevation, radiator, range of fitted units to the base and eye level, electric Britannia range style cooker, extractor fan, double stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine, plumbing for dishwasher, space for freestanding fridge/freezer, cornicing.

Conservatory 20' 5" x 17' 3" (6.22m x 5.26m)

UPVC double glazed door to the side elevation, UPVC double glazed patio doors to the side elevation, windows to the side and rear elevation, two radiators,

Externally

To the front, blocked paved patio area, walled and fenced boundaries. To the rear, hardcore driveway, brick herringbone driveway, stone flagged patio, area laid to gravel, area laid to lawn, fenced boundaries, mature trees, plants and shrubs.

Garage/Workshop 24' 3" x 20' 10" (7.38m x 6.36m)

Double sliding door to the front elevation, two windows to the side elevation, four windows to the rear elevation, inspection pit, workshop units to the base level, power and light connected.

Garage/Workshop 22' 8" x 13' 3" (6.92m x 4.04m)

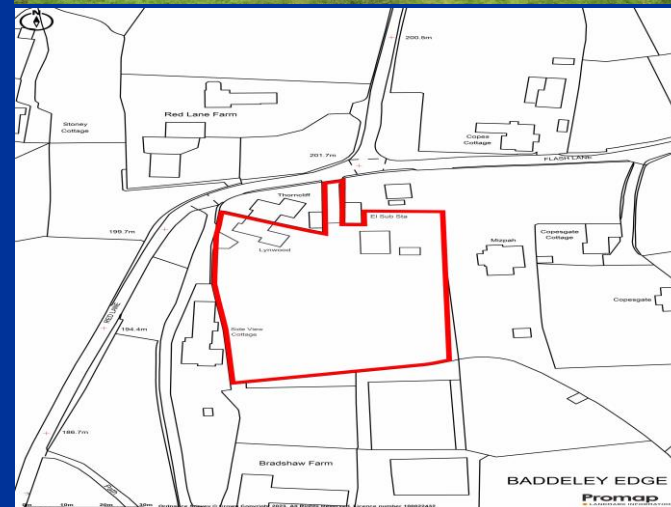
Up and over door to the front elevation, power and light connected.

Outbuilding

Dry store.

Land

Approx 1.25 acres, grassland with fenced boundaries.



Situation

Ideally situated in a rural location offering far reaching views over the fields and countryside to both the front and rear elevations. Although in the countryside, this property is only a short drive away from The Potteries, Motorway Network and the Staffordshire and Cheshire borders.

Note:

Council Tax Band: C

EPC Rating: E

Tenure: believed to be Freehold







GROUND 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 office proceed along Haywood Street and at the traffic lights continue into Broad Street follow this road and at the mini roundabout continue straight ahead into Newcastle Road continue along this road out of the town and pass through the villages of Longsdon and Endon and upon reaching Stockton Brook, prior to the petrol station on the left hand side turn left into Nursery Lane then right onto Cocks Lane follow this road the split in the road, take the left hand lane on to Greenway Bank tuning right onto Flash Lane. Follow this road to Red Lane where the property is located on the left hand side.

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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