



Church Lane, Endon, ST9 9HF.
OIRO £375,000

Whittaker Est. 1930
& Biggs

Church Lane,

Endon, ST9 9HF.

This three bedroom, detached bungalow is located in a desirable location and is within the catchment area of Endon schools.

It has a large driveway, detached garage, enclosed rear garden and benefits from stunning views to the frontage.

You are welcomed into the property via the cosy hallway / dining room with the sitting room to the left which has a bay window to the frontage from which you can enjoy the views beyond.

Next is the breakfast kitchen with a range of units to the base and eye level, pantry off and room for a table and chairs. Amitico flooring is fitted in the kitchen and the rear hallway.

To the right hand side of the home there are three well proportioned bedrooms and a modern shower room that is fully tiled, whilst to the rear of the property there is a boiler room housing the Worcester combi boiler, a second WC and a utility room with space and plumbing for both a washing machine and a tumble dryer.

Externally to the frontage, there is a tarmac driveway suitable for multiple vehicles, detached garage to the side, as well as gated access to the rear of the property from both sides of the property.

To the rear the mature garden is mainly laid to lawn with a paved patio, timber summer house and green house.

Selling with NO UPPER CHAIN, a viewing is highly recommended to appreciate this home's views, versatile layout and beautifully cared for garden.



Hallway / Dining Room 12' 8" x 6' 10" (3.87m x 2.09m)

Wood glazed door to the frontage, wood glazed window with secondary glazing to the frontage, radiator.

Sitting Room 14' 0" x 11' 11" (4.26m x 3.64m)

Wood glazed window with secondary glazing to the frontage and to the side aspect, electric fire, tiled surround and hearth, wood mantel.

Kitchen/Breakfast Room 10' 6" x 10' 0" (3.21m x 3.06m)

Wood glazed window with secondary glazing to the rear, units to the base and eye level, Stoves cooker, extractor over, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding fridge freezer, radiator, Amtico flooring, larder cupboard off.

Rear Hallway 13' 1" x 4' 4" (3.99m x 1.33m)

Wood glazed door with wood glazed sidelight window to the right side aspect, wood glazed door with wood glazed sidelight windows to the left side aspect, radiator, boiler room off, WC off, Amtico flooring.

Utility room 8' 8" x 6' 0" (2.65m x 1.83m)

Wood glazed window with secondary glazing to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator.

Boiler Room

Housing the wall mounted, gas fired Worcester combi boiler.

WC 6' 0" x 3' 0" (1.82m x 0.91m)

Wood glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome mixer tap, radiator.

Shower Room 9' 11" x 5' 6" (3.02m x 1.67m)

Wood glazed window with secondary glazing to the rear, shower enclosure, electric shower, low level WC, pedestal wash hand basin, chrome mixer taps, fully tiled, chrome ladder radiator, storage cupboard.

Bedroom One 12' 11" x 11' 11" (3.94m x 3.63m)

Wood glazed window with secondary glazing to the frontage, wood glazed window with secondary glazing to the side aspect, radiator.

Bedroom Two 11' 11" x 10' 2" (3.63m x 3.09m)

Wood glazed window with secondary glazing to the side aspect, radiator.

Bedroom Three 8' 7" x 8' 0" (2.61m x 2.45m)

Wood glazed window with secondary glazing to the side aspect, radiator.

Externally

To the frontage, tarmac driveway, gated access to both sides of the property, hedge boundary, well stocked borders.

To the side, detached garage.

To the rear, paved patio, area laid to lawn, well stocked borders, timber summer house green house, well stocked borders, mature trees.

Garage

Concrete construction, power, light and alarm.



Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: Believed to be Freehold











Directions

From our Derby Street, Leek, office proceed to the roundabout taking the third turning on the right into Haywood Street. Proceed down to the traffic lights, continuing straight across at the traffic lights, to the next roundabout, continuing straight across at the roundabout. Continue out of Leek through Ladderedge and continue to the Endon. At the junction with The Plough public house, bear immediate right and keep right onto Church Lane. The property is located on the left hand side.

Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the Cauldon Canal just a short distance away, which provides many countryside walks. Church Lane is in the catchment for the ever-popular Endon High School and just a short distance from Endon Hall Primary and St Lukes Primary. Pubs/restaurants such as The Plough, Ego and Lockside are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

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