



Hollow Lane, Leek, ST13 7HP
OIRO £435,000

Whittaker & Biggs Est. 1930

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This stunning period three bedroom semi detached property is nestled on a substantial plot in the popular village location of Cheddleton. The property is immaculately presented throughout and boasts three reception rooms, contemporary kitchen, utility, WC, three double bedrooms, ensuite and dressing room to bedroom one. You're welcomed into the property via the entrance hallway, laid with a minton tiled floor. The dining room has a stunning dual aspect log burning stove which is shared with the living room, herringbone flooring and understairs storage. The living room is located to the front of the property, has bay fronted window, fixed shelving and herringbone flooring. The kitchen is equipped with a good range of fitted units to the base and eye level, quartz worksurfaces, breakfast bar, dual belfast sink with chrome mixer tap, integral dishwasher, Beko range style cooker with 7 ring burner, electric ovens and grills. The utility space has a wall cupboard which houses the Baxi as fired boiler, has worksurface space, plumbing and space for a washing machine, dryer and access to the side of the property and WC room. Located to the rear is the sitting room, this room provides stunning views of the neighbouring countryside and has bi-fold doors, ideal throughout those summer months. To the first floor the landing has in part a vaulted ceiling with Velux style window, providing a light and airy space. Bedroom one has a Juliet balcony which provides excellent views, has an ensuite shower room with walk in shower, WC, vanity wash hand basin and walk in wardrobe with fitted hanging and shelving space. Bedroom two has his and hers wardrobes and the shower room has a double walk in enclosure, concealed cistern and vanity wash hand basin. Externally to the front is an impressive block paved driveway with Pod Point EV charging unit. Gated access to the side of the property with a patio which continues to the rear. The rear garden is equipped with a glazed shelter, ideal for dining. The rear garden continues and is mainly laid to lawn, with well stocked borders, timber shed, summerhouse and greenhouse. A viewing is highly recommended to appreciate this homes location, views, plot size, excellent accommodation and high specification. Please note the vendor of this property is an employee of Whittaker and Biggs.



Entrance Hallway

Composite double glazed door to the front elevation, double glazed window to the front elevation, Minton tiled floor, cornicing, radiator, staircase to the first floor.

Living Room 11' 8" x 11' 11" (3.55m x 3.62m)

Wood double glazed bay window to the front elevation with plantation shutters, UPVC double glazed window to the side elevation with plantation shutter, herringbone flooring, inset downlights, dual aspect log burning stove with slate hearth.

Dining Room 13' 6" x 12' 4" (4.11m x 3.76m)

Herringbone flooring, UPVC double glazed window to the side elevation with plantation shutter, wood double glazed window to the rear elevation with plantation shutter, radiator, double fronted log burner, inset downlights.

Kitchen 14' 5" x 9' 8" (4.39m x 2.94m)

Range of fitted units to the base and eye level, Belfast dual sink unit with chrome mixer tap and shower head attachment, Quartz worksurfaces, upstands and window sills, two UPVC double glazed windows to the side elevation, Beko range style cooker with seven gas fired burners, incorporating electric ovens and grills, stainless steel extractor fan, breakfast bar, anthracite wall mounted radiator, inset downlights, space for freestanding American style fridge/freezer, integral dishwasher.

Utility Room 5' 1" x 7' 10" (1.54m x 2.38m)

Composite triple glazed door to the side elevation, Baxi gas fired boiler, wall mounted units, space for washing machine and dryer, radiator, work surface space.

WC 5' 0" x 2' 10" (1.53m x 0.86m)

Corner sink, ladder heated radiator, extractor fan, lower level WC.

Sitting Room 11' 9" x 10' 7" (3.59m x 3.22m)

UPVC double glazed window to the side elevation, Bi-folding double glazed doors to the rear elevation with perfect fit blinds, traditional style radiator.

First Floor

Landing

Two radiators, loft access. vaulted ceiling with Velux style window.

Bedroom One 17' 4" x 10' 10" (5.28m x 3.29m)

Juliet balcony, double glazed patio doors to the rear elevation, wall mounted radiator, UPVC double glazed window to the side elevation.

Ensuite Off 4' 8" x 6' 11" (1.43m x 2.11m)

Lower level WC, vanity sink unit with storage, walk in shower enclosure with chrome fitment, electric shaver point, UPVC double glazed window to the side elevation, inset downlights, extractor fan.

Dressing Room 8' 0" x 6' 4" (2.43m x 1.92m)

Wood double glazed window to the side elevation, radiator, wardrobe space and shelving.

Shower Room 5' 6" x 6' 9" (1.68m x 2.07m)

Double shower enclosure with chrome fitment, built in cistern, vanity sink unit with storage beneath and chrome mixer tap over, UPVC double glazed window to the side elevation, niche with mirror and light, chrome heated ladder radiator, fully tiled.

Bedroom Three 13' 2" x 9' 10" (4.01m x 3.00m)

UPVC double glazed window to the rear elevation, radiator, UPVC double glazed window to the side elevation, fixed shelving.



Bedroom Two 11' 11" x 15' 7" (3.64m x 4.76m)

Wood double glazed window to the front elevation, UPVC double glazed window to the side elevation, radiator, his and hers wardrobes, feature cast iron ornamental fireplace.

Outside

To the front is herringbone blocked paved driveway, raised well stocked borders, walled and fenced boundary. To the side is a power point, Pod Point EV charging port, herringbone block paved path, gated access to the side with fenced boundary. Indian stone

patio, courtesy lighting, outside water tap, fenced boundary. To the rear raised Indian stone patio with glazed shelter, power point, courtesy lighting, steps to rear garden, laid to lawn, well stocked borders, timber shed, summerhouse and greenhouse.

Situation

The property is ideally location within the heart of Cheddleton village, being adjacent to St Edward's CE Academy, within walking distance of the popular Black Lion, Cheddleton Old School Tea Rooms and Cheddleton Community Centre.







GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road out of the town and through the village of Leekbrook. Continue into Cheddleton taking the first turning right into Hollow Lane and continue along passing St Edwards Church and the Community Centre, where the property is situated adjacent to St Edward's CE Academy.

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