



Springfield Road, Leek, ST13 6LQ.
£415,000

Whittaker & Biggs Est. 1930

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Whittaker & Biggs are delighted to offer to the market this immaculately presented, semi-detached, three bedroom property situated just a short walk from Leek market town centre.

Extended to the rear to create a fabulous kitchen/dining room and benefitting from underfloor heating, the home features parquet flooring, wall panelling, log burners, exposed brick work, vintage style radiators and large bay windows.

Living space is comprised of a porch, hallway, WC, sitting room, dual aspect dining room, kitchen diner and utility room to the ground floor, whilst to second floor are three double bedrooms, and a family bathroom.

The extended kitchen is well appointed with an island unit and attached dining table, granite style worktops and integral appliances that include a Hotpoint ceramic induction hob, extractor hood, Hotpoint electric fan assisted oven, Hotpoint microwave, larder fridge, larder freezer, Neff dishwasher and Amica wine fridge. The room is flooded with light thanks to two Velux skylights and bi-fold that open directly onto the garden for al-fresco dining.

A free standing, double ended claw foot bath and a separate shower enclosure can be found in the traditional style family bathroom.

The property is double glazed throughout, is heated by a gas fired Worcester Bosch boiler and has underfloor heating throughout the ground floor, with the exception of the utility room.

Externally to the frontage is a block paved driveway suitable for multiple vehicles, garage and gated access to the rear. To the rear, the fully enclosed garden is mainly laid to lawn with three patio areas and a timber summer house with power and light.

A viewing is highly recommended to appreciate this home's beautiful finish, convenient location and sizable living space.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Porch 4' 1" x 4' 0" (1.24m x 1.21m)

Composite double glazed door to the frontage.

Hallway 10' 5" x 5' 10" (3.17m x 1.78m)

Wood stained glass door to the frontage, wood panelling, tiled floor, under floor heating, inset ceiling spotlights, stairs to the first floor, WC off.

WC 5' 11" x 5' 10" (1.81m x 1.79m) Max measurement

Vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlight, tiled floor, under floor heating, mirror with touch lighting.

Sitting Room 16' 5" x 11' 10" (5m x 3.6m) Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to each side aspect, parquet flooring, underfloor heating, log burner with stone hearth and mantel, inset ceiling spotlights.

Dining Room 16' 10" x 11' 9" (5.13m x 3.59m)

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, log burner with stone hearth, exposed brick chimney breast, parquet flooring, under floor heating.

Kitchen/Diner 17' 0" x 16' 5" (5.19m x 5.01m)

Max measurement

Aluminium bi-fold door to the rear, 2x Velux skylights, units to the base and eye level, granite style worktop, island unit with table attached, Hotpoint ceramic induction hob, extractor hood, Hotpoint electric fan assisted oven, integral Hotpoint microwave, integral larder fridge, integral larder freezer, integral Neff dishwasher, stainless steel undermount sink, chrome mixer tap with spray attachment, integral Amica wine cooler, inset ceiling spotlights, under floor heating.

Utility Room 7' 5" x 5' 9" (2.26m x 1.75m)

Composite stable door to the side aspect, UPVC double glazed window to the rear, worktop, space and plumbing for a washing machine, space for a tumble dryer, anthracite ladder radiator.

First Floor

Landing 16' 9" x 5' 10" (5.11m x 1.77m) Max measurement

UPVC double glazed window to the side aspect, airing cupboard housing the water tank, loft hatch, inset ceiling spotlights.

Bedroom One 16' 5" x 12' 3" (5.00m x 3.73m)

Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to each side aspect, 2x vintage style radiators, inset ceiling spotlights.

Bedroom Two 15' 3" x 11' 9" (4.66m x 3.57m)

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, 2x vintage style radiators, inset ceiling spotlights.

Bedroom Three 9' 6" x 9' 3" (2.90m x 2.81m)

UPVC double glazed window to the rear, vintage style radiator, inset ceiling spotlights.

Bathroom 9' 7" x 7' 2" (2.93m x 2.19m)

UPVC double glazed window to the rear, double ended free standing claw foot bath, chrome telephone style mixer tap and shower attachment, shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, vintage style radiator, wall lights, inset ceiling spotlights, extractor fan, vintage style radiator.

Walk-in Wardrobe 4' 4" x 3' 11" (1.32m x 1.20m)

UPVC double glazed window to the frontage, hanging rail and shelving.

Loft

Part boarded, pull-down-ladder, light.

Externally

To the frontage, block paved driveway, metal roller gate (electrics in-situ for a motor to be fitted), gravel area, wall with metal fence boundary, garage, gated access to the rear, mature trees and shrubs. To the rear, mainly laid to lawn, 3x patio areas, timber summer house, mature trees and shrubs, hedge and fence boundary, courtesy light, power and lighting.



Garage 17' 7" x 11' 11" (5.35m x 3.62m)

Wood effect metal double doors, UPVC double glazed window to the frontage, UPVC door to the rear, UPVC double glazed window to the rear, wall mounted gas fired Worcester Bosch boiler, power and light.

Summer House 9' 6" x 9' 6" (2.90m x 2.90m)

Max measurement

Timber construction, wood glazed French doors, 2x wood glazed windows, power (separate consumer unit) and light.

Note:

Council Tax Band: D

EPC Rating: C

Tenure: Freehold







GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, offices proceed to the roundabout taking the second exit onto the A523 Ashbourne Road. Follow this road for a short distance taking a left hand turn into Springfield Road where the property is located on the right hand side.

Situation

Situated just on the outskirts of Leek town centre, but only a short walk away is the town and schools. Leek town centre boasts many traditional shops and supermarkets to include Morrisons, Asda and Sainsburys, with markets held on a Wednesday and Saturday.

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