



Lowther Place, Leek, ST13 5BB.
£250,000

Whittaker Est. 1930
& Biggs

Lowther Place, Leek, ST13 5BB

This light and airy three bedroom, semi-detached property is situated within the outskirts of Leek Market Town in a quiet cul-de-sac location. You're welcomed into the property through the original wood glazed front door to the hallway which features original floor tiles and stairs to the first floor. The sitting room has a large bay window and benefits from a living flame gas fireplace.

Adjacent to the sitting room is the kitchen diner that is equipped with an integral fan assisted electric oven, gas hob and under-cabinet lighting. There is space and plumbing for both a dishwasher and washing machine as well as space for a freestanding fridge freezer and a dining table and chairs.

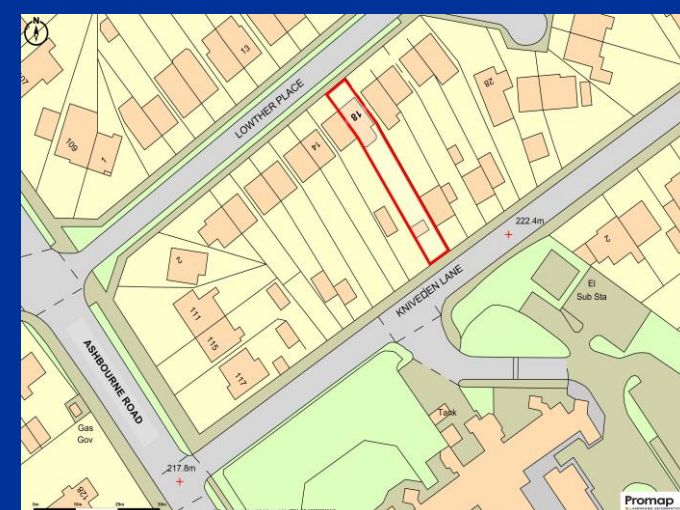
A useful under stairs cupboard has enough space to house a tumble dryer. Beyond the kitchen is a conservatory that benefits from underfloor heating ensuring that it can be used year round. To the first floor are two double bedrooms and a family bathroom which has a corner bath, shower over, low level WC and pedestal wash hand basin.

The loft has been converted into a stunning bedroom which includes an en-suite with Velux skylight and eaves storage.

Externally, the rear garden has an area laid to lawn, a stone patio, greenhouse, timber shed and a block paved driveway suitable for two cars that is accessed from Knivedon Road. A viewing is highly recommended to appreciate this home's quiet location, loft converted bedroom suite and large rear garden.

Situation

This home is situated in a quiet road, ideal for a family with young children to play being also within the catchment for the sought after schools. Just a short walk away is the busy market town of Leek which boasts many traditional shops, antique shops and of course, the popular market.



Ground Floor

Hall 4' 9" x 3' 7" (1.46m x 1.10m)

Original wood glazed front door, original floor tiles, radiator, stairs to the first floor.

Sitting Room 14' 2" x 10' 9" (4.32m x 3.27m) Max measurement

Wood double glazed bay window to the frontage, living flame gas fire, marble effect hearth, wood mantle.

Kitchen/Diner 14' 8" x 11' 0" (4.46m x 3.35m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, wood door to the side aspect, understairs stairs storage cupboard, range of units to the base and eye level, under cabinet lighting, Algor fan assisted electric oven, Integra four ring gas hob, ceramic double sink, brass mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, radiator, space for a dining table and chairs.

Storage cupboard

Space for a tumble dryer, power and light.

Conservatory 9' 3" x 12' 0" (2.81m x 3.67m) Max measurement

UPVC double glazed construction, UPVC double glazed French doors to the rear, polycarbonate roof, under floor heating, tiled floor, ceiling fan, vertical blinds.

First Floor

Landing

UPVC double glazed window to the side aspect, over stairs storage cupboard, radiator.

Bathroom 7' 4" x 5' 10" (2.24m x 1.78m)

UPVC double glazed window to the rear, corner bath, chrome taps, shower over, chrome wall mounted taps, low level WC, pedestal wash hand basin, chrome taps, extractor fan, shaver point, part tiled, radiator.

Bedroom One 11' 10" x 8' 3" (3.61m x 2.51m)

UPVC double glazed window to the frontage, ornamental tiled fire surround, radiator.

Bedroom Two 11' 0" x 6' 8" (3.35m x 2.03m)

UPVC double glazed window to the rear, radiator.

Landing

UPVC double glazed window to the frontage, Baxi combi boiler, radiator, stairs to the second floor.

Second Floor

Bedroom Three 16' 2" x 11' 1" (4.92m x 3.38m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, eaves storage, inset ceiling spotlights, wooden floor, radiator, en-suite.

En-suite 8' 4" x 3' 1" (2.54m x 0.95m)

Velux skylight, quadrant shower enclosure, Triton electric shower, wall mounted wash hand basin, low level WC, extractor fan, ceiling spotlight.

Externally

To the frontage, concrete forecourt, wall boundary, metal gate, access to the rear garden. To the side, cold water tap, access to the kitchen. To the rear, area laid to lawn, paved patio area, raised borders, well stocked borders, green house, timber shed, block paved driveway.



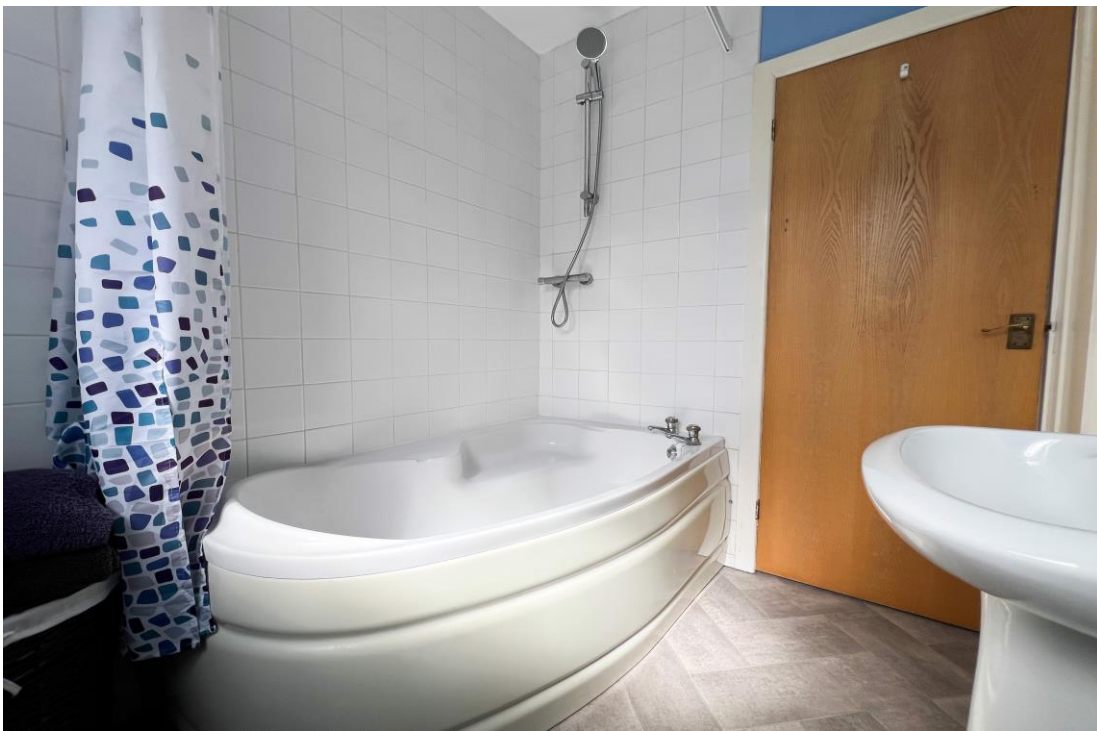
Note:
Council Tax Band: B

EPC Rating:

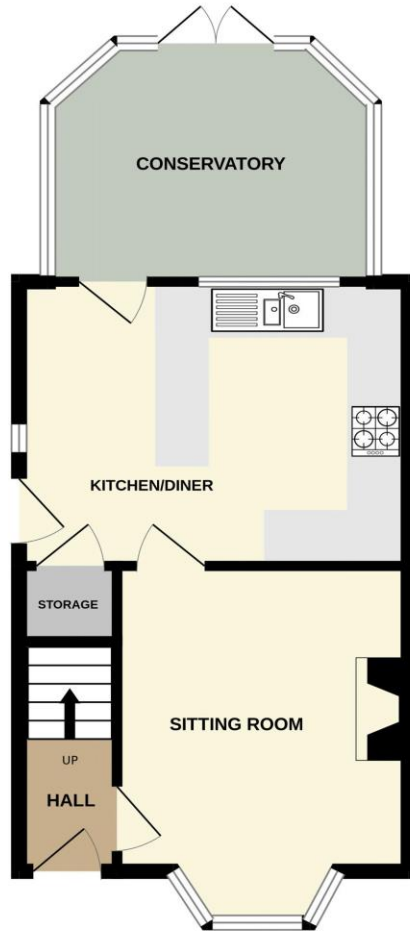
Tenure: believed to be Freehold



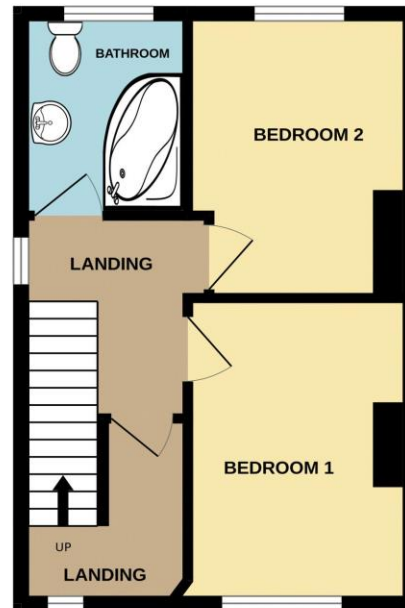




GROUND FLOOR



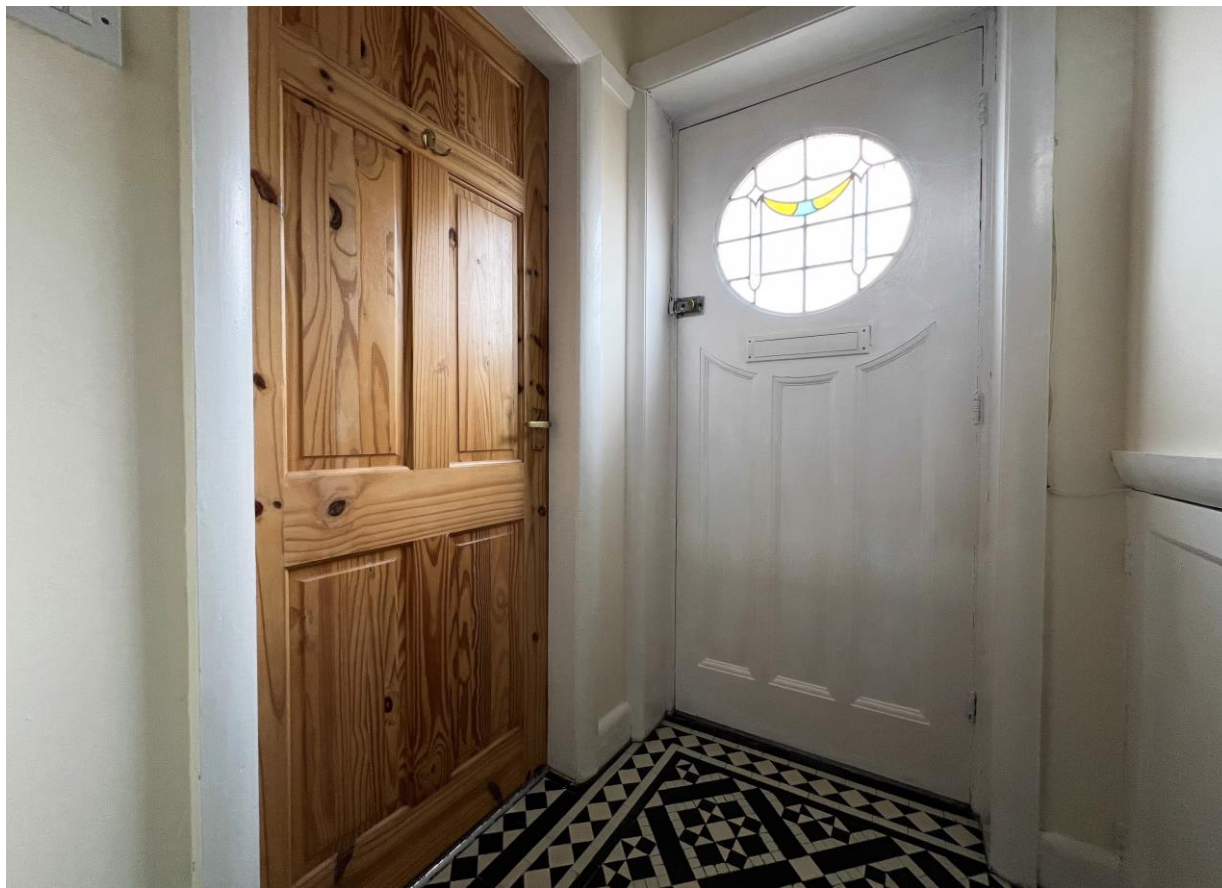
1ST FLOOR



2ND FLOOR



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Directions

From our Derby Street Leek office proceed out of the town on the A523 Ashbourne road, follow this road taking the seventh turning left into Lowther Place where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

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