



## **Crimond, Leigh Lane, Lower Tean, Stoke On Trent, ST10 4LW Offers Over £475,000**

This substantial detached "cedar wood" bungalow offers quite superb, spacious, well finished three bedroomed accommodation. The original property dates from the 1960's and has been fully renovated by the current owners with wall and floor insulation incorporating under floor heating, UPVc glazing, sanitary fittings and a superb family kitchen with quartz worktops and an Aga electric range cooker with induction hob. Whilst the bungalow is superb the grounds are even better and in total extend to just over 0.8 of an acre with lawn and paved areas, mature trees, shrubs, sunken garden and water feature, timber workshop, wood store, concrete sectional garage and overall a relaxing and peaceful place to live.

## SPACIOUS HALL



With glazed external door, engineered oak flooring, panelling to dado rail, wall light points, cupboard with electricity meter, telephone point and cloaks cupboard.

## LOUNGE 15'10" x 15'8" (4.83m x 4.78m)



With engineered oak flooring, television point, bay window, wall light points and feature fireplace with log burning stove.

## SPACIOUS FAMILY KITCHEN 28' x 15'10" (max) (8.53m x 4.83m (max))



With UPVc patio doors to garden, feature fireplace with wood burning stove, tiled floor with under floor heating, superb range of fitted base units, drawers and wall cupboards, breakfast bar, all with Quartz work tops, an Aga electric range cooker with induction hob, integrated dishwasher and fridge and ceiling down lighting.

## REAR HALL

With tiled floor, UPVc external door and panelling to dado rail.

## CLOAKROOM 6' x 3'5" (1.83m x 1.04m)

With W.C, tiled floor, under floor heating and wash hand basin in vanity unit.

## UTILITY ROOM 7'9" x 8'9" (max) (2.36m x 2.67m (max))

With tiled floor, built in range of storage cupboards, stainless steel sink in base unit, provision for washing machine, heated towel rail, heating control system and wall mounted combination gas boiler.

## BEDROOM 1 15'10" x 15'8" (4.83m x 4.78m)



With two windows, oak flooring, under floor heating and wall light points.

## BEDROOM 2 15'10" x 15'8" (4.83m x 4.78m)



With two windows, oak flooring and under floor heating.

## BEDROOM 3 12'9" x 8'5" (3.89m x 2.57m)



With oak flooring and under floor heating.

## WET ROOM 10'9" x 5'9" (3.28m x 1.75m)



With tiled floor, under floor heating, tiled walls, ceiling shower rose, heated towel rail, ceiling down lighting, extractor fan, wash hand basin and W.C.

## OUTSIDE



The property is approached off Leigh Lane via a long driveway which whilst on the deeds for Crimond is subject to access rights for the other executive properties that have been constructed on the site. Crimond is at the end of the access road and is surrounded by extensive grounds with lawn area, paved area, mature trees and shrubs, sunken garden area, fish pool, timber garden store/workshop, log store, concrete sectional garage/store and ample onsite parking and turning space.

## FLOOR PLAN

Is for illustration purpose only and is not to scale.

## TENURE

Freehold.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

To be confirmed.

## SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

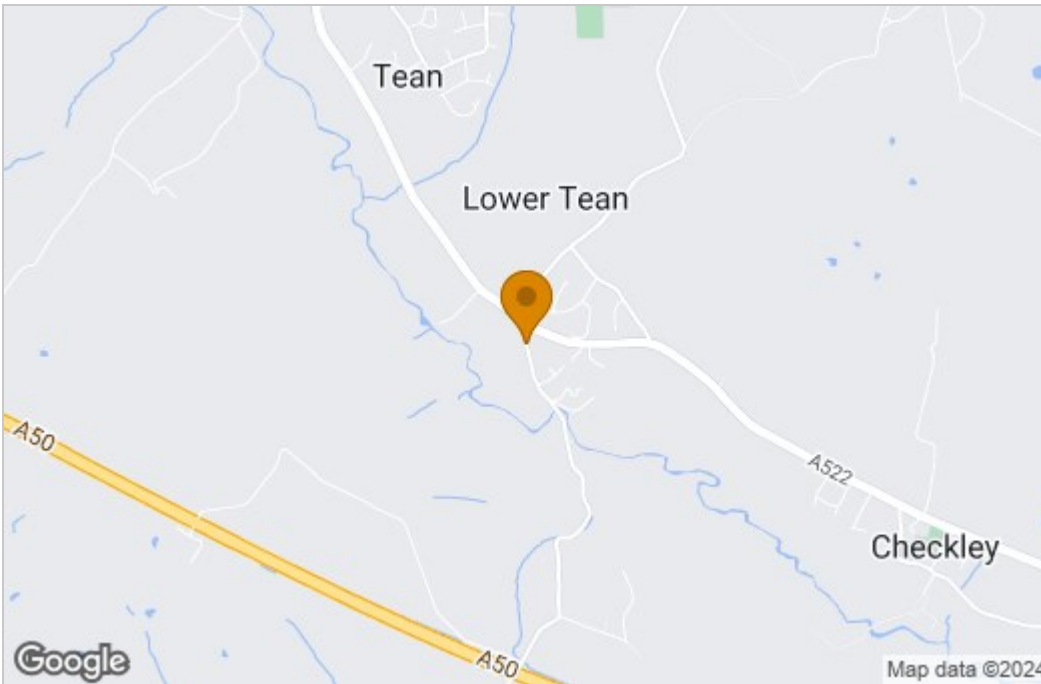
## FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

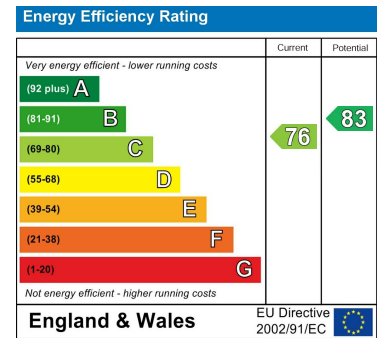
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

