



## 41 Folly Lane, Cheddleton, Leek, ST13 7DA

Offers In The Region Of £635,000

- Detached property
- Three reception rooms
- Contemporary kitchen and family bathroom
- Five double bedrooms
- Large driveway and rear garden
- Dual aspect sitting room with Aga log burner
- Three bathrooms
- Sought after location

# 41 Folly Lane, Leek ST13 7DA

Whittaker and Biggs are pleased to bring to the market this exceptional detached family home on Folly Lane, offering a perfect blend of space, comfort, and style. Built in 1991, this impressive property boasts five bedrooms and three bathrooms, making it an ideal choice for families seeking room to grow. As you enter through the inviting side conservatory, you are welcomed into a spacious hall that leads to various areas of the home. The heart of the house is undoubtedly the expansive living room, featuring a stunning slate fireplace with an Aga stove, which creates a warm and inviting atmosphere. The room is bathed in natural light, thanks to dual aspect windows that overlook the gardens. The well-appointed breakfast kitchen is a delight for any culinary enthusiast, equipped with integral appliances and offering a lovely view of the conservatory. Adjacent to the kitchen, the utility area provides practicality, while a versatile snug adds to the home's flexibility. The separate dining room, complete with a charming cast iron fireplace, is perfect for family gatherings or entertaining guests. Upstairs, you will find five double bedrooms with views of the surrounding countryside. Bedroom two benefits from an ensuite shower room, ensuring privacy and convenience. The family bathroom is modern and stylish, featuring a panelled bath, a quadrant shower enclosure, and a vanity unit. The galleried landing is enhanced by large picture windows that frame the picturesque garden and countryside beyond. Set on a substantial plot, this home is not only a sanctuary of comfort but also a wonderful opportunity to enjoy the beauty of rural living. Call Whittaker & Biggs on 01538 372006 to book your viewing.



Council Tax Band: F



## Ground floor

### Entrance Conservatory

11'9" x 11'5"

UPVC construction, polycarbonate roof, double glazed French doors to the frontage, tiled floor.

### Hallway

9'10" x 8'7"

UPVC double glazed door to the frontage, stairs to the first floor, UPVC double glazed window to the side aspect, wood glazed circular window to the rear, radiator, tiled floor.

### Boiler Room

Gas fired Ideal boiler.

### Inner Hallway

Two storage cupboards, UPVC double glazed door to the side aspect, radiator.

### Breakfast Kitchen

13'9" x 12'1"

UPVC double glazed window to the side aspect, units to the base and eye level, quartz work top, Zanussi ceramic hob, Electrolux extractor hood, Zanussi electric fan assisted oven and separate grill, space and plumbing for a dishwasher, integral fridge freezer, anthracite horizontal column radiator, inset ceiling spotlights, stainless steel sink and a half with drainer, chrome mixer tap.

### Utility Room

7'10" x 5'10"

UPVC double glazed window to the side aspect, composite sink with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, units to the base and eye level, tiled floor.

### Snug

11'9" x 9'10"

UPVC double glazed window to the frontage, radiator.

### Dining Room

16'0" x 9'10"

UPVC double glazed window to the frontage, radiator, electric fire, marble hearth, tiled surround, wood mantle.

## Bathroom

10'5" x 4'11"

UPVC double glazed window to the side aspect, panel bath, chrome telephone style mixer tap, vanity wash hand basin, chrome mixer tap, low level WC, vintage style radiator, fully tiled.

## Sitting Room

20'0" x 18'4"

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, two radiators, Aga log burner with a slate hearth, oak mantle, inset ceiling spotlights.

## First Floor

### Galleried Landing

9'10" x 8'7"

Two UPVC double glazed windows to the side aspect, UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator, loft hatch.

### Bathroom

16'0" x 7'2"

UPVC double glazed window to the side aspect, double ended panel bath, chrome mixer tap, vanity wash and basin, chrome mixer tap, concealed cistern low level WC, quadrant shower enclosure, electric Triton shower, vertical anthracite column radiator, fully tiled, built in storage cupboards.

### Bedroom One

20'0" x 18'4"

Two UPVC double glazed windows to the rear, UPVC double glazed window to the left side aspect, UPVC double glazed window to the right side aspect, two radiators.

### Bedroom Two

16'0" x 13'9"

UPVC double glazed window to the side aspect, range of fitted wardrobes and dressing table, radiator.

### En-suite

9'6" x 2'7"

Shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights, fully tiled.

### Bedroom Three

19'0" x 13'5"

UPVC double glazed window to the frontage, radiator.

### Bedroom Four

13'1" x 10'9"

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

### Bedroom Five

16'0" x 10'9"

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

### Loft

Part boarded, pull-down-ladder, light.

### Externally

To the frontage, block paved driveway, metal gates, hedge and fence boundary, mature shrubs.

To the rear, mainly late to lawn, Indian stone patio, fence boundary, mature trees and shrubs.

### Garage

19'0" x 13'5"

Electric door, power, light, water tap, pedestrian door to the rear.

### AML REGULATIONS

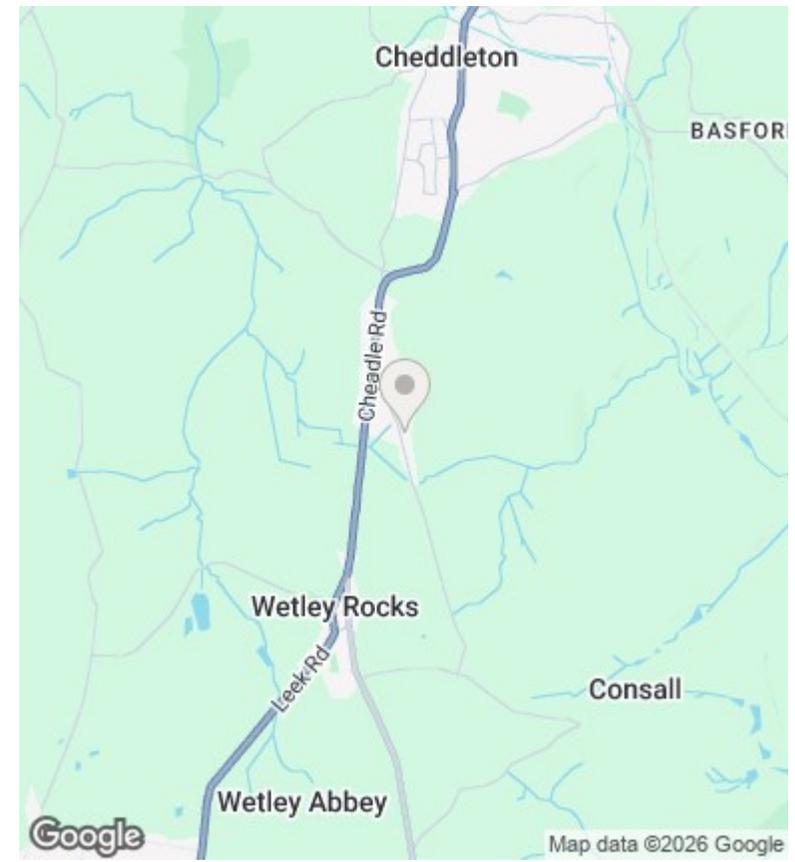
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

**Viewings**

Viewings by arrangement only. Call 01538 372006 to make an appointment.

**Council Tax Band**

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	