



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



16 Sandybrook Lane

Leek, ST13 5RZ

Offers In The Region Of £415,000



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Nestled in the highly sought after area of Birchall on Sandybrook Lane, this charming detached bungalow offers a delightful blend of comfort and elegance. With two spacious bedrooms and the potential for a third, this property is perfect for those seeking a tranquil retreat or a family home.

The bungalow boasts three inviting reception rooms, providing ample space for relaxation and entertaining. The well appointed kitchen is complemented by two bathrooms, including a convenient shower room and an en-suite.

Outside boasts beautifully maintained gardens that offer stunning views of the surrounding landscape. The outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.

The bungalow features an attached double garage and ample parking, making it an ideal choice for families or individuals with multiple vehicles.

Situation

This property is ideally situated just on the outskirts of the popular market town of Leek. Excellent for commuting to the Staffordshire, Cheshire and Derbyshire borders. With picturesque views over Leek Golf Club and town, within the catchment for the sought after Westwood Schools.





Directions

From our Derby Street office turn right onto Market Street, then turn left onto Stockwell Street/A523, turn left onto St Edward Street and continue onto Compton/A520 straight over the roundabout and turn left onto Sandybrook Lane where your destination will be on the right identifiable by our For Sale board.

Entrance Porch

With Upvc double glazed door and window.

Entrance Hall

Radiator, loft access. Built in Airing Cupboard housing Glow Worm central heating boiler and fixed shelving. Built in cloak cupboard.



Lounge

17'0" x 15'11" (5.20 x 4.86)

Upvc double glazed sliding patio doors to rear patio, fireplace in carved surround incorporating living gas fire, radiator, corning.

Kitchen

15'10" x 9'3" (4.83 x 2.84)

Range of units comprising base cupboards and drawers with plumbing for washing machine, integrated fridge and freezer, built in Bosch electric oven with four ring Bosch gas hob with extractor hood over, work surfaces with inset sink unit. Matching wall cupboards, radiator, Upvc double glazed windows to rear and side aspect with door into Conservatory.



Conservatory

15'8" x 9'2" (4.80 x 2.80)

Being of Upvc double glazed construction set on plant display shelving, two Velux windows, radiators, sliding patio doors to side aspect with further door to side aspect, tile effect laminate flooring.



Dining Room/Bedroom

11'11" x 8'11" (3.64 x 2.72)

Upvc double glazed window to conservatory, radiator.



Bedroom One

13'1" x 10'10" (4.00 x 3.32)

Upvc double glazed bay window to front aspect overlooking countryside, radiator, range of built in bedroom furniture.





Ensuite

10'5" x 3'8" (3.20 x 1.12)

Fully enclosed shower cubicle incorporating mixer shower fitment, low level wc, wash hand basin in vanity with cupboards beneath, radiator, Upvc double glazed frosted windows to rear to side aspect, tiled floor.

Bedroom Two

12'0" x 9'3" (3.66 x 2.84)

Upvc double glazed window to front aspect overlooking countryside, radiator, built in double cupboard and under eaves storage.



Shower Room

9'2" x 6'6" (2.81 x 1.99)

Corner shower cubicle incorporating mixer shower fitment, wash hand basin, bidet and wc in vanity unit with work surfaces over and cupboards beneath, radiator, fully tiled walls, Upvc double glazed frosted window to side aspect, tiled floor.



Outside

Herringbone block driveway providing ample off road parking to two single garages, adjoining lawns and flower borders with path to the side and rear gardens.

Garage

17'4" x 9'6" (5.30 x 2.92)

Electric up and over door, concrete floor, light and power connected.

Garage

16'7" x 8'3" (5.06 x 2.52)

Electric up and over door, concrete floor, lighting.

Gardens

Patio area to the side aspect with courtesy lighting and cold water tap. Timber and felt garden shed. Rear gardens laid to lawns with established flower borders and views over the countryside.



Services

The property is connected to all mains services.

Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Local Authority

The local authority is Staffordshire Moorlands District Council. Council Tax band E.





[Tenure & Possession](#)

The property is held freehold and vacant possession will be given upon completion.

[Measurements](#)

All measurements given are approximate and are 'maximum' measurements.

[Wayleaves & Easements](#)

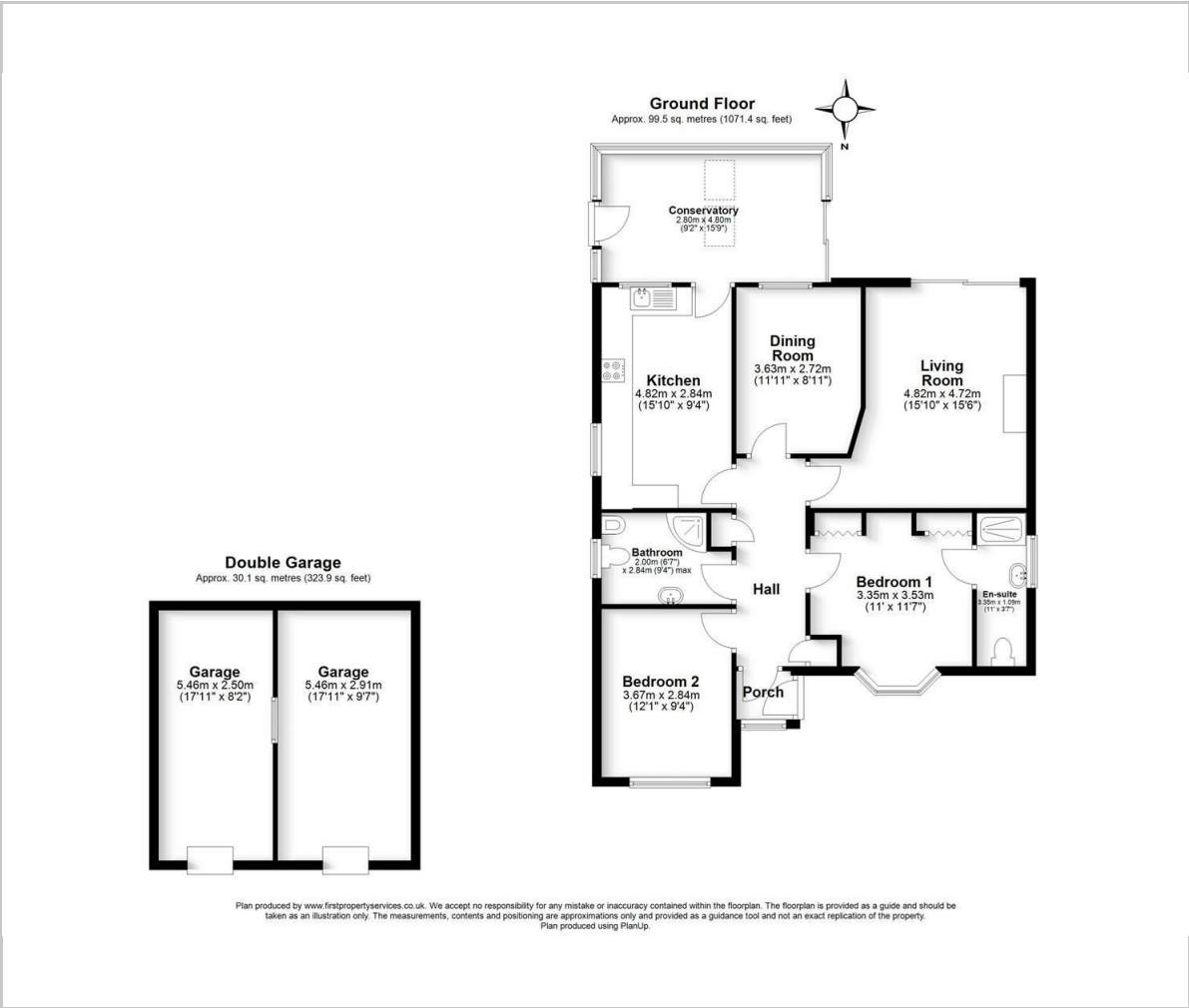
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

[Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Floor Plan



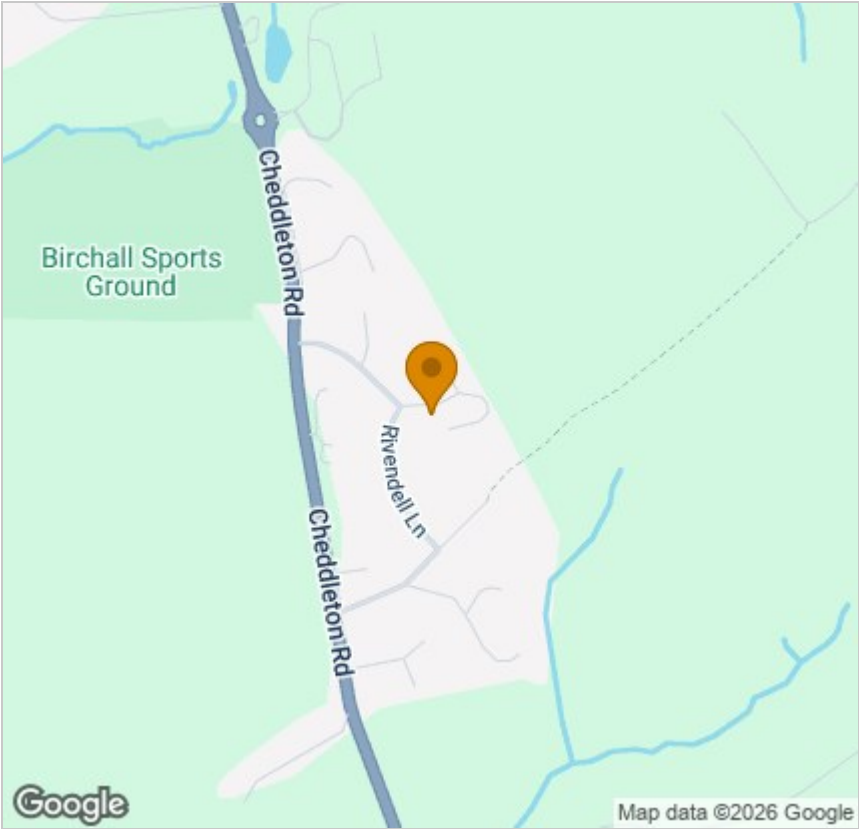
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

