



113 Ostlers Lane, Cheddleton, Leek, ST13 7DQ

Offers In Excess Of £325,000

- Detached property
- Open plan kitchen diner with bi-fold doors to the garden room
- Countryside views to the frontage
- Extended to the ground floor
- Low maintenance porcelain paved garden with composite decking and timber workshop
- Furniture available by separate negotiation
- Fully refurbished
- Private driveway for 3 vehicles
- NO CHAIN!

113 Ostlers Lane, Leek ST13 7DQ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful detached house on Ostlers Lane which offers a perfect blend of modern living and countryside charm. Having been fully refurbished and extended on the ground floor, this property boasts a spacious open plan kitchen diner, ideal for both entertaining and family gatherings. The bi-fold doors seamlessly connect the indoor space to a beautifully designed garden room, creating a bright and airy atmosphere.

The house features two inviting reception rooms, providing ample space for relaxation and socialising. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The bathroom is conveniently located, ensuring comfort and practicality.

Outside, the low maintenance garden is a true highlight, featuring elegant porcelain paving, composite decking, and a timber workshop, making it an ideal space for outdoor enjoyment or hobbies. The private driveway accommodates up to three vehicles, adding to the convenience of this lovely home.



Council Tax Band: C



Ground Floor

Porch

8'6" x 4'11"

UPVC double glazed door to the frontage, 2x UPVC double glazed windows to the frontage, UPVC double glazed window to each side aspect, tiled floor.

Hall

5'11" x 5'10"

Max measurement

UPVC double glazed door with sidelight to the frontage, radiator, stairs to the first floor, WC off.

WC

4'5" x 2'11"

Low level WC, vanity wash hand basin, chrome mixer tap.

Sitting Room

11'5" x 10'7"

UPVC double glazed window to the frontage, inset gas fire, inset ceiling spotlights.

Kitchen / Diner

17'10" x 9'7"

UPVC double glazed window to the rear, aluminium bi-fold doors to the rear, base units, marble worktop, undermount sink, chrome mixer tap with spray head, Neff ceramic induction hob, 2x Siemens electric fan assisted ovens, Siemens warming drawer, integral fridge freezer, integral Siemens dishwasher, integral wine cooler, extractor hood, anthracite vertical column radiator, radiator, inset ceiling spotlights.

Garden Room

14'4" x 9'3"

Wood double glazed French doors to the side aspect, wood double glazed window to the side aspect, wood double glazed window to the rear, Velux skylight, wall mounted electric fire.

Utility Room

7'11" x 7'2"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, worktop and wall units, space and plumbing for washing machine, space for a tumble dryer, radiator.

Workshop

8'11" x 8'1"

Internal wood glazed window, under stairs storage.

Store

8'1" x 7'1"

Metal doors to the frontage, gas and electric meters, power and light.

FirstFloor

Landing

8'7" x 8'0"

Max measurement

UPVC double glazed window to the side aspect, radiator, airing cupboard.

Bathroom

7'8" x 5'5"

UPVC double glazed window to the rear, spa bath, chrome waterfall mixer tap, quadrant shower enclosure, chrome fitment, rainfall shower head, vanity wash hand

basin, chrome mixer tap, low level WC, anthracite ladder radiator, ceiling spotlights, fully tiled, built in waterproof television, loft hatch.

Bedroom One

11'8" x 10'7"

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

Bedroom Two

9'8" x 8'5"

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

Bedroom Three

6'7" x 6'7"

UPVC double glazed window to the side aspect, radiator.

Loft

Part boarded, pull-down-ladder, light, housing the gas fired Worcester Bosch combi boiler.

Externally

To the frontage, tarmac driveway, area laid to lawn, country views.

To the rear, porcelain tile paved, composite decked area, hedge and fence boundary, timber workshop with integral shed.

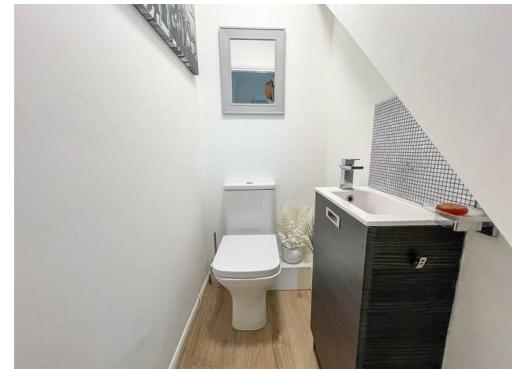
Workshop & Shed

14'10" x 7'6"

Overall size.

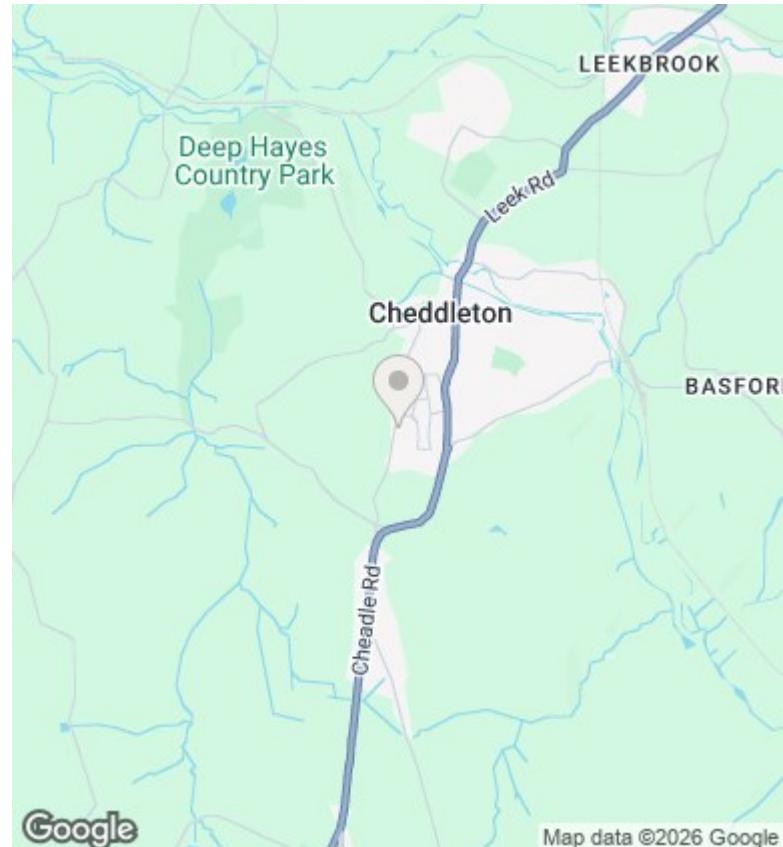
Timber construction, power and light.







Whilst every effort 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 only be used as such by any prospective purchaser. The fixtures and fittings 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

C

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