

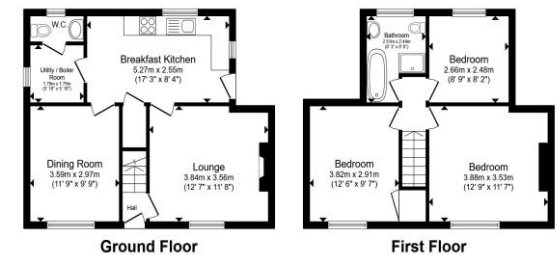


**Hawthorne Cottage, School Lane, Leigh, Stoke-On-Trent.
ST10 4SS**

welcome to

Hawthorne Cottage, School Lane, Leigh Stoke-On-Trent

Occupying a delightful semi-rural position with stunning open field views, Hawthorne Cottage is a charming three bedroom detached home offering the perfect blend of countryside living and modern convenience, benefiting from a private driveway and having an abundance of character.



Total floor area 88.1 m² (949 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.properjays.co



Access to the property is gained via:

Side Entrance Door:

Leading into:

Breakfast Kitchen:

17' 3" max x 8' 4" max (5.26m max x 2.54m max)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; integrated oven with hob and cooker hood over; double glazed window to dual elevations; storage cupboard; complementary wall and floor tiling.

Utility / Boiler Room:

5' 10" x 5' 10" (1.78m x 1.78m)

Having tiled flooring; plumbing for washing machine; central heating boiler; door leading into:

Guest Cloakroom:

With low level wc; wash hand basin with splashback tiling; tiled flooring; double glazed window.

Lounge:

12' 7" max into alcove x 11' 8" (3.84m max into alcove x 3.56m)

Having feature fireplace housing an electric fire; double glazed window; underfloor heating; wall lights; door to lobby.

Dining Room:

11' 9" x 9' 9" (3.58m x 2.97m)

With double glazed window; underfloor heating.

Lobby:

With door leading out to the front elevation; door leading into lounge; stairs leading to:

First Floor Landing:

With steps up to doors off to:

Bedroom One:

12' 9" max into alcove x 11' 7" (3.89m max into alcove x 3.53m)

With double glazed window; central heating radiator.

Bedroom Two:

12' 6" x 9' 7" (3.81m x 2.92m)

With built in storage cupboard; central heating radiator; double glazed window.

Bedroom Three:

8' 9" x 8' 2" (2.67m x 2.49m)

Having double glazed window; central heating radiator.

Family Bathroom:

Having bath; separate shower cubicle; low level wc; wash hand basin; complementary wall and floor tiling; double glazed window; central heating radiator.

Garden:

Gated driveway providing off road parking leads to the garden which is laid to lawn with a rockery having an abundance of shrub and flower plantings and hedge boundaries.

Please Note:

The field opposite the property is excluded from the sale unless otherwise negotiated. Photographs may have been taken using a wide angle lens.



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welcome to

Hawthorne Cottage, School Lane, Leigh, Stoke-On-Trent

- Three-bedroom Detached Cottage
- Semi-rural Location with Open Field Views
- Characterful Home with Countryside Charm
- Private Driveway providing Ample Off Road Parking
- Easy Access to surrounding Countryside & Commuter Routes

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£435,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR110241 - 0003

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