



## Holmfield Cottage Micklea Lane, Longsdon, Stoke-On-Trent, ST9

Asking Price £575,000

- Selling with NO CHAIN!
- Garage and large driveway with dual access
- Large garden with fields beyond
- Detached property
- Open plan kitchen diner
- Sought after location
- 3 / 4 bedrooms
- Conservatory
- En-suite to bedroom One

# Holmfield Cottage Micklea Lane, Stoke-On-Trent ST9 9QA

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this delightful detached house. Built in 1998, the property boasts a spacious layout, featuring an inviting reception room complete with log burner that provides ample space for relaxation and entertainment. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests.

The heart of the home is the open plan kitchen diner, which creates a warm and welcoming atmosphere, perfect for family meals and gatherings. The adjoining conservatory allows for an abundance of natural light, enhancing the overall sense of space and connection to the garden. Additionally, the lower ground floor room offers versatility, serving as a fourth bedroom or a second reception room, catering to your individual needs.



Council Tax Band: F



## Ground Floor

### Hallway

10'1" x 5'4"

UPVC double glazed door with transom window to the frontage, stairs down to the lower ground floor, radiator.

### Sitting Room

18'0" x 12'5"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiators, Stovax log burner, ceiling speakers, stairs to the first floor.

### Kitchen

17'11" x 9'2"

UPVC double glazed window to the frontage, UPVC double glazed French doors to the rear, high gloss units to the base and eye level, peninsula, granite worktop, Rangemaster six ring oven, extractor hood, ceramic butler sink, chrome mixer tap, space and plumbing for a dishwasher, integral Bosch washing machine, space for an American style fridge freezer, green column radiator, cupboard housing the Baxi combi boiler.

### Dining Area

10'9" x 10'9"

UPVC double glazed window to the frontage, UPVC double glazed door to the rear, two Keylite skylights, radiator.

### Conservatory

12'7" x 12'5"

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, two radiators.

## WC

6'2" x 2'3"

UPVC double glazed window to the rear, vanity wash hand basin, chrome mixer tap, low level WC, radiator.

## Lower Ground Floor

### Bedroom Four / Reception Two

17'2" x 12'1"

UPVC double glazed patio doors to the rear, two UPVC double glazed windows to the side aspect, inset ceiling spotlights, radiator, pedestrian door to the garage.

### Garage

19'0" x 8'11"

Metal up-and-over door, wood glazed window to the rear, power and light.

## First Floor

### Landing

UPVC double glazed window to the rear, loft hatch, built in storage cupboard.

### Bathroom

6'2" x 5'8"

UPVC double glazed window to the frontage, double ended bath, pedestal wash hand basin, chrome mixer tap, low level WC, white ladder radiator, partly tiled.

### Bedroom One

13'9" x 9'3"

UPVC double glazed window to the rear, built in storage cupboard, radiator.

### **En-suite**

9'2" x 3'6"

UPVC double glazed window to the frontage, walk-in shower enclosure, electric Redring shower, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan, inset ceiling spotlights, fully tiled.

### **Bedroom Two**

10'0" x 8'7"

UPVC double glazed window to the rear, radiator, built in storage cupboard.

### **Bedroom Three**

12'4" x 6'3"

UPVC double glazed window to the frontage, radiator.

### **Externally**

To the frontage, tarmacadam driveway with dual access, dry stone wall, gated access to the rear.

Externally to the rear, area laid to lawn, two patios, timber summer house, mature trees and shrubs, timber swing.

### **AML REGULATIONS**

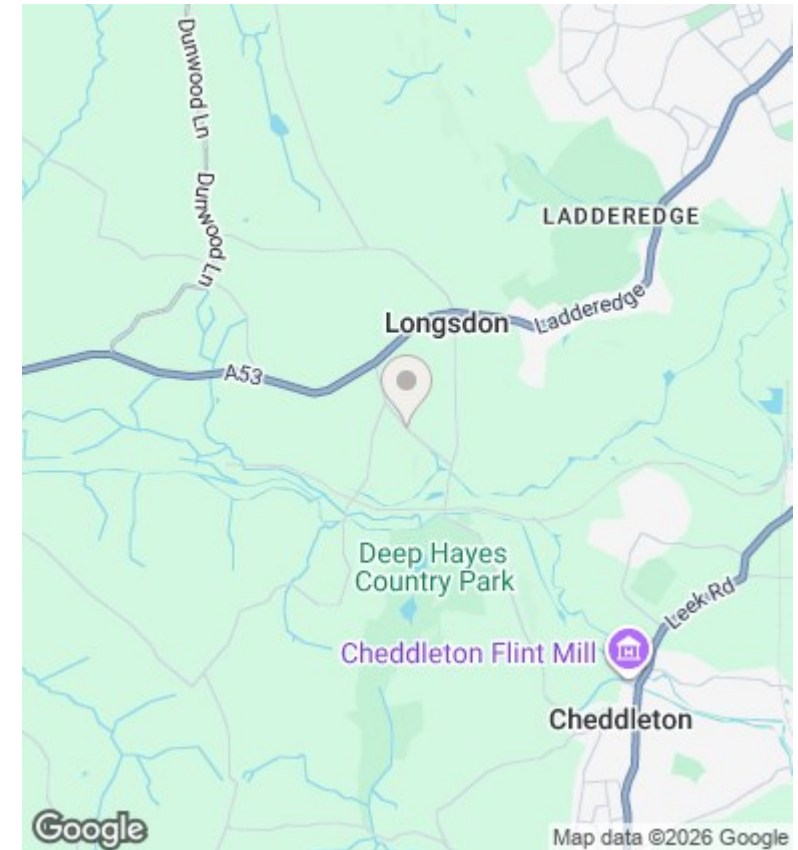
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</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	