



26 Kniveden Lane  
Leek

 **BURY &  
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## 26 Kniveden Lane

Leek  
Staffordshire  
ST13 5BE

- \* This very well appointed three bedroom detached property is situated in a highly sought after and desirable area on the outskirts of the town, enjoying a pleasant outlook over school playing fields.
- \* The property has been improved by the current vendors and offers well maintained accommodation that benefits from Upvc double glazing and gas fired central heating and underfloor heating to the ground floor.
- \* The accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Dining Room with integrated appliances to the ground floor. Landing Area, Three Bedrooms and a superb Bathroom to the first floor.
- \* Driveway to the front providing off street parking leading to a single garage with plumbing point, power and lighting. Front and rear garden areas laid mainly to lawn with with display borders. Outside tap.
- \* Outside office / entertainment room - Insulated, power and lighting, double doors to front, internet connection, laminate flooring with electric underfloor heating system.
- \* An ideal family purchase of which an internal inspection is essential.



### Offers In The Region Of £325,000



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Leek - 01538 383344



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## General Information

### Entrance Porch

Radiator. Tiled floor. Storage cupboard. Access to:

### Living Room

Stairs off. Tiled floor. Coving. Spotlights. Feature window seat. Underfloor heating.

### Kitchen / Dining Room

Range of fitted wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor unit above and oven below. Tiled floor with under floor heating. Side door. Cupboard housing central heating boiler. Spotlights. Double doors to rear garden. Integrated dishwasher.



### Landing Area

Loft access - part board, power and lighting.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Bedroom

Radiator.

### Bathroom

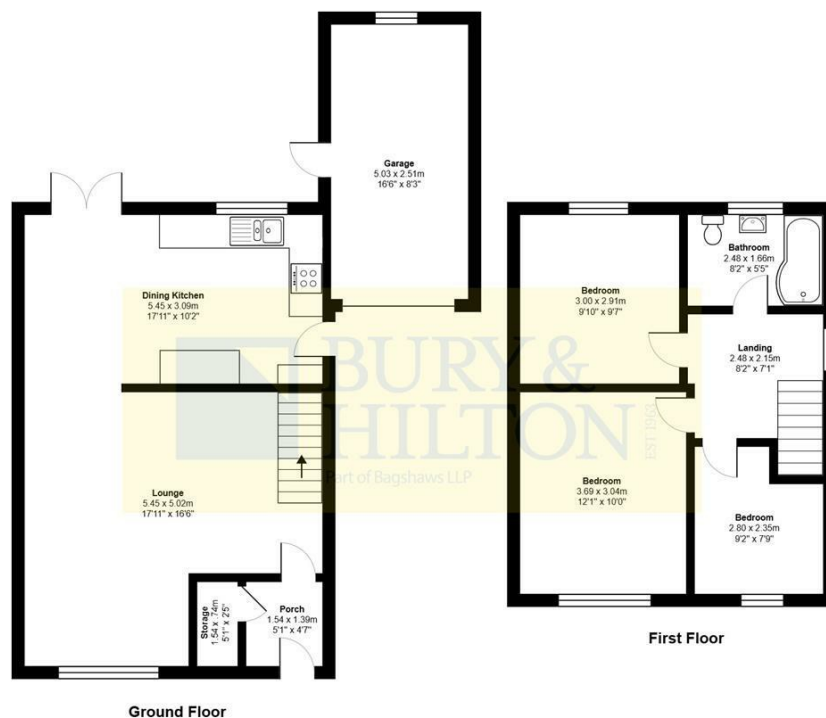
Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Fitted storage cabinet. Cushion flooring.



### Outside

Driveway to the front providing off street parking leading to a single garage with plumbing point, power and lighting. Front and rear garden areas laid mainly to lawn with with display borders. Outside tap.

Outside office / entertainment room - Insulated, power and lighting, double doors to front, internet connection, laminate flooring with electric underfloor heating system.



All measurements are approximate and for display purposes only

## Agents Notes

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