



14 Springfield Close, Leek, Staffordshire, ST13 6PJ

Offers In Excess Of £350,000

- Three bedroom detached family home
- Cul de sac location
- Well equipped kitchen and bathroom
- Two reception rooms
- Impressive rear garden
- Walking distance to town
- Driveway and garage
- Ground floor WC and separate passage with storage
- NO CHAIN

14 Springfield Close, Leek ST13 6PJ

Nestled in the tranquil cul-de-sac of Springfield Close, Leek, this charming three-bedroom detached family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The well-equipped kitchen provides ample space for culinary pursuits, while the convenient WC adds to the practicality of the home.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The bathroom is thoughtfully designed, featuring both a bath and a shower cubicle, catering to all preferences. Built-in storage throughout the home enhances the living space, allowing for a clutter-free environment.



Council Tax Band: C



Porch

uPVC double glazed door and windows to the front, uPVC double glazed windows to the side, inset down lights.

Entrance Hallway

Tiled floor, stairs to the first floor, radiator, understairs storage cupboard.

WC

7'6" x 4'11"

Radiator, low level WC, pedestal wash hand basin, tiled splash backs, glazed wood window to the front, Worcester gas fired boiler,

Living Room

16'11" x 12'0"

Built in cupboard with shelving, uPVC double glazed patio doors and windows to the rear, gas fire on tiled hearth, surround and a wood mantle, radiator, cornicing, ceiling rose and dado rail.

Dining Room

14'2" x 12'0"

uPVC double glazed window to the rear, radiator, cornicing, ceiling rose, dado rail.

Kitchen

11'10" x 9'4"

Range of fitted units to the base and eye level, plumbing and space for a washing machine and dishwasher, stainless steel one and a half sink, chrome mixer tap, gas cooker point, extractor above, pantry cupboard, uPVC double

glazed window to the side, wood glazed door to the front into passage, display cabinet with lighting, tiled splash backs.

Passage

uPVC double glazed door to the side providing access to the driveway, store with light, uPVC double glazed door to the rear garden.

First Floor

Landing

uPVC double glazed window to the front, loft access, airing cupboard housing immersion heated tank.

Bedroom One

16'11" x 12'2"

Radiator, uPVC double glazed window to the rear.

Bedroom Two

14'2" x 12'3"

Radiator, uPVC double glazed window to the rear.

Bedroom Three

9'11" x 7'8"

uPVC double glazed window to the front, radiator, built in wardrobe with bi-fold door.

Bathroom

11'11" x 9'5"

Low level WC, pedestal wash hand basin, panel bath, shower enclosure with

electric shower, part panelled walls, radiator, uPVC double glazed window to the side, inset downlights, storage cupboard.

Externally

To the front, tarmacadam driveway, well stocked borders, fenced boundary, access to the garage. Gated access to the rear garden, which has area laid to lawn, fence and hedged boundary, well stocked borders, mature plants, trees and shrubs, timber shed to the side with outside water tap.

Garage

16'11" x 8'11"

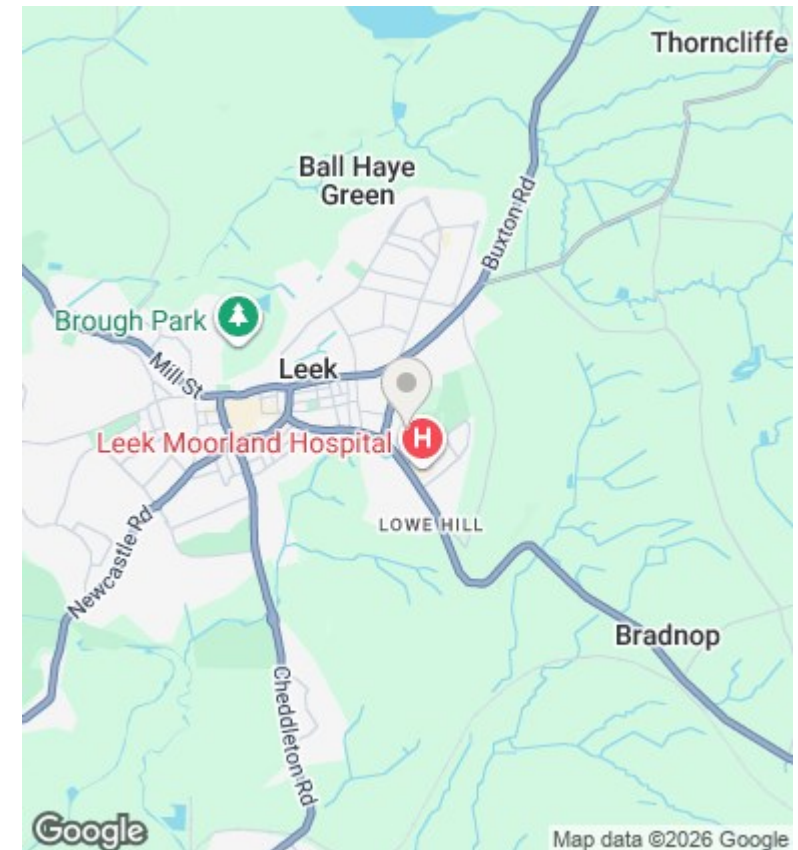
Brick constructed, up and over door, window to the side, light and power.







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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		