



## Leveston Clewlows Bank, Bagnall, Stoke-On-Trent, ST9 9LP

Offers In The Region Of £595,000

- Detached bungalow within 1.75 acres of land
- Turret style feature window
- Well equipped kitchen with granite worktops and Rangemaster oven
- Garage with electric roller door, power and light
- Selling with NO CHAIN!
- Stunning views to the rear
- Contemporary shower room with walk-in shower and fold-away seat
- Dual aspect sitting room over 17ft in length
- Two double bedrooms
- Large drive suitable for multiple vehicles

# Leveston Clewlows Bank, Stoke-On-Trent ST9 9LP

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this charming detached bungalow that offers a delightful blend of comfort and modern living. Spanning an impressive 872 square feet, the property is set within a generous 1.75 acres of land, providing ample outdoor space for relaxation and recreation.

You are welcomed by an inviting dual aspect sitting room that boasts over 17 feet in length and offers stunning views of the surrounding countryside. The turret-style feature window in the entrance hall allows natural light to flood the space, creating a warm and airy atmosphere. In addition, there is a glass roofed conservatory to the rear.



Council Tax Band: F



Whittaker  
& Biggs  
Realtors & Surveyors



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**Entrance Hall**

12'0" x 5'9"

Composite double glazed door with side light windows to the frontage, turret style window to the frontage, radiator.

**Sitting Room**

17'6" x 11'11"

UPVC double glazed window to the frontage, UPVC double glazed bay window to the rear, two UPVC double glazed arched windows to the side aspect, gas fire, stone hearth and surround, two radiators, wall lights.

**Breakfast Kitchen**

11'11" x 10'11"

UPVC double glazed window to the rear, units to the base and eye level, granite worktop and breakfast bar, Rangemaster range oven, composite sink and a half with drainer, chrome mixer tap, integral Siemens dishwasher, inset ceiling spotlights, tiled floor, radiator, under cupboard lighting.

**Utility Room**

6'9" x 5'5"

UPVC double glazed door to the rear, UPVC double glazed window to the frontage, base and wall units, space and plumbing for a washing machine, space for a freestanding fridge freezer, tiled floor.

**Conservatory**

17'1" x 14'1"

UPVC double glazed construction, glass roof, French doors to the rear, door to the side aspect, tiled floor, two radiators.

**Hall**

11'6" x 2'7"

Storage cupboard, radiator.

**Bedroom One**

11'5" x 11'5"

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

**Bedroom Two**

11'8" x 11'8" max measurement

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

**Shower Room**

7'4" x 5'9"

UPVC double glazed window to the frontage, walk in shower enclosure with fold away seat, chrome fittings, pedestal wash hand basin, chrome taps, fully tiled, radiator.

**WC**

5'4" x 5'4" max measurement

UPVC double glazed window to the rear, wall mounted wash hand basin, chrome taps, low level WC, radiator loft hatch.

**Loft**

Boarded, light.

**Externally**

To the frontage, tarmacadam driveway suitable for multiple vehicles, fence and wall boundary, mature trees and shrubs, gated access to the rear.

To the rear, tarmacadam patio, mainly laid to lawn, hedge and fence boundary, timber shed, greenhouse, paddock beyond (approximately 0.75 of an acre), outbuilding,

#### **Garage**

18'2" x 9'8"

Electric roller door, wood pedestrian door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, wall mounted gas fired Baxi combi boiler.

#### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	98
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC