



## 42 Kniveden Lane, Leek, ST13 5BE

Asking Price £329,995

NO UPWARD CHAIN. This STUNNING FOUR bedroom detached family home boasts OPEN VIEWS to the front aspect. Situated on the much sought after Kniveden Lane area in the historic market town of Leek. EXCEPTIONALLY PRESENTED throughout, a credit to the current vendors. Property briefly comprises of to the Ground floor:- Utility, GENEROUS STUNNING FITTED KITCHEN incorporating UNDER FLOOR HEATING, a spacious OPEN PLAN LOUNGE DINER, conservatory, porch and WC. First Floor:- Four very good sized bedrooms, MASTER with EN-SUITE, STYLISH FAMILY BATHROOM. Externally there is a meticulously kept rear garden, OFF ROAD PARKING leading to a GARAGE complete this truly beautiful home. Convenient for schools, shops and offering excellent commuter links for further afield. This property will satisfy the most discerning of buyers and should most certainly be on your shortlist of properties

Spacious four bedroom detached family home in Leek  
No upward chain  
Open views to the front aspect  
Stunning fitted kitchen and a stylish family bathroom  
Utility, open plan lounge diner, conservatory, porch and downstairs WC  
Four good sized bedrooms, master with en-suite  
Meticulous rear garden, off road parking and a garage  
Convenient for shops, schools along with excellent commuter links

**Porch 1.40m (4' 7") x 1.66m (5' 5")**

Enter the property via the UPVC front door into the porch. Carpet and radiator.



**Cloak Room 0.79m (2' 7") x 1.49m (4' 11")**

Contemporary cloakroom with low level WC, wash/hand basin over a fixed vanity unit, partially tiled walls and floor covering. UPVC window with frosted glazing to the front aspect.



**Lounge/Diner 5.17m (17' 0") x 3.86m (12' 8")**

Very spacious open plan lounge/diner, flooded with natural light from the large UPVC window to the front aspect. Carpet, three radiators, TV aerial connection and a telephone point. White fire surround provides the main focal point.



**Lounge/Diner**



**Dining Area 2.87m (9' 5") x 2.76m (9' 1")**

UPVC sliding patio doors into the conservatory.



**Conservatory 2.67m (8' 9") x 3.00m (9' 10")**

Dwarf wall white UPVC conservatory, French doors open out to the rear garden. Radiator, power points and a tiled floor covering.



**Kitchen 3.33m (10' 11") x 2.96m (9' 9")**

Stylish fitted kitchen with a great range of base, wall units and glazed cabinets, including five gas burner Rangemaster stove, with the double electric ovens and grill, extractor fan above. Integrated fridge, slimline dishwasher, one and a half bowl stainless steel sink with polished granite work surface over. Designer radiator, tiled splash backs, tiled floor covering benefits from electric under floor heating. UPVC window to the rear aspect.



## Kitchen



## Utility Room 1.33m (4' 4") x 2.76m (9' 1")

Plumbing for a washing machine and space for other electric appliances beneath the work surface. Useful wall units, tiled floor covering and UPVC half glazed exit door to the side aspect. UPVC window to the rear.



## Stairs/Landing

Carpeted stairs lead from the lounge to the first floor. Storage cupboard on the carpeted landing. Access from here to the insulated and partially boarded loft space.

## Master Bedroom 4.27m (14' 0") x 3.03m (9' 11")

UPVC window to the front aspect with far reaching views. Carpet and radiator.



## Master Bedroom



## En-Suite 1.23m (4' 0") x 1.94m (6' 4")

Corner enclosure with electric shower, wall mounted wash/hand basin and low level WC. Extractor fan and laminate floor covering.



## Bedroom 2 2.58m (8' 6") x 3.76m (12' 4")

UPVC window to the front aspect. Carpet, radiator and fitted single wardrobe/store.

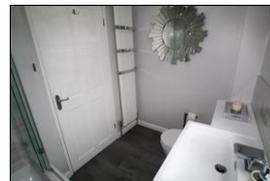


### **Family Bathroom 2.25m (7' 5") x 1.68m (5' 6")**

Modern white bathroom suite comprising of a panelled bath with shower and side screen over, fixed vanity unit with inset sink and close coupled WC. Designer vertical radiator, partially tiled walls and tiled floor covering. UPVC window with frosted glazing to the rear aspect.



### **Family Bathroom**



### **Bedroom 3 2.87m (9' 5") x 2.55m (8' 4")**

UPVC window to the rear aspect. Carpet, radiator and fitted double wardrobe/store.



### **Bedroom 4 2.56m (8' 5") x 2.55m (8' 4")**

UPVC window to the rear aspect. Carpet and radiator.



### **Rear Garden**

Private and enclosed rear garden. Block paved patio area with steps up to the flat lawn edged with flower borders, and panelled fencing. External tap.



### **Garage/Off Road Parking 2.55m (8' 4") x 5.59m (18' 4")**

Block paved driveway suitable for ample off road parking and leading to the single garage. Up and over door, power points and UPVC pedestrian side access. The gas combi boiler is also housed in the garage.



### **Views to Front**



**Property Ref: OPNY000700**

## **Energy Performance Certificates**

TBA

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.