



27 Hollow Lane

Cheddleton, Leek, ST13 7HP

I know a little cottage, where everything's just right! The friendly door swings open and what an absolute delight. The fire is burning brightly with its orangery glow, the kitchen is well equipped to put on a culinary show. The two double bedrooms are a great size and dressed pretty and sweet. The bathroom is modern and fitted with the perfect suite. The basement is converted and heated for an extra room to use, the only thing you need to do is to pick and choose. What tittle you will be drinking while you sit in the pretty garden admiring the view. Of the coloured flower beds, lawn and paved patio too. Located in heart of Cheddleton a perfect little village, within close proximity to the market town of Leek. This immaculate mid cottage is oozing character and sophistication and just waiting on a buyer to call it their own. Don't delay and call to book a viewing.

Asking price £199,950

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- QUAIN MID COTTAGE

- COUNTRY STYLE KITCHEN

- FUNCTIONAL BASEMENT

LOWER GROUND FLOOR

Basement

15'5" x 10'8" (4.72 x 3.26)

Stairs leading from the lounge. Double glazed fire door leading to the front. Under floor heating and power and lighting.

GROUND FLOOR

Lounge/Diner

16'2" x 14'5" (4.94 x 4.40)

The property has a wooden entrance door to the front aspect and a single glazed bay window. A brick built fireplace housing feature fire. Exposed beams to ceiling. Television point. Radiator.

Kitchen

11'0" x 10'0" (3.37 x 3.07)

A single glazed window overlooks the rear aspect and a wooden access door leads out to the rear garden. Fitted with a range of wall and base storage

- BEAUTIFUL VILLAGE LOCATION

- TWO DOUBLE BEDROOMS

- PRETTY REAR GARDEN units with granite work surfaces and belfast sink unit. Rangemaster freestanding cooker. Space and plumbing for fridge/freezer and washing machine. Tiled flooring. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the access hatch. Television point and rear aspect.

Bedroom Two

13'2" x 10'3" (4.02 x 3.14)

A single glazed window overlooks the front aspect. Fitted wardrobe and storage. Exposed beams to ceiling and radiator.

Bathroom

8'4" x 6'9" (2.55 x 2.06)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand

- LOUNGE/DINER

- MODERN BATHROOM

- EARLY VIEWING A MUST basin. Partly tiled walls and heated towel radiator. Exposed beams to ceiling.

SECOND FLOOR

Bedroom One

16'7" x 14'11" (5.07 x 4.56)

A single glazed window overlooks the front aspect. Fitted wardrobe. Loft access hatch. Television point and radiator.

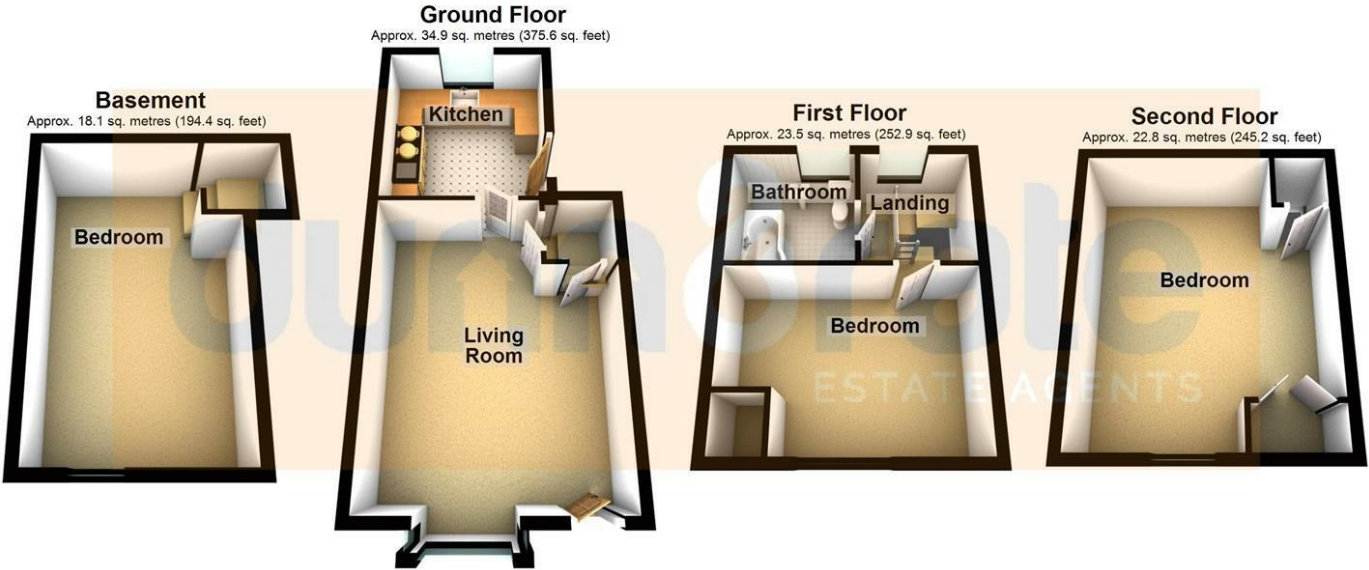
EXTERIOR

To the rear the property is laid to lawn with a paved patio area and inset flower and hedge borders. Brick built coal shed previously a toilet and now being used as storage has a outside water tap and side access gate.





Floor Plan



Total area: approx. 99.2 sq. metres (1068.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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