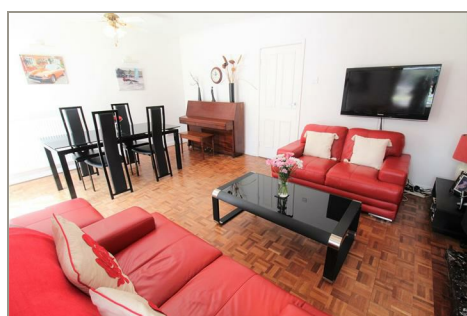




16 The Lea

Trentham, Stoke-On-Trent, ST4 8DY

So how does it happen, great love? Nobody knows... but what I can tell you is that it happens in the blink of an eye. One moment you're enjoying your life, and the next you're wondering how you ever lived without them. Which will be true as soon as you set your sights on this beautiful detached property in the desirable area of Trentham. Extremely well maintained by its current owners the accommodation on offer comprises lounge/diner, conservatory, kitchen, and cloakroom to the first floor there are three bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front and an integral garage. To the rear the garden is private and fully enclosed, with manicured lawns and pretty, colourful flower bed borders with patio seating areas. Located in the popular area of Trentham, close to local amenities and commuter links to the A34 and the Staffordshire most popular Trentham Garden estate. Let The Lea be your great love as I am sure you won't be able to live without it.

£285,000

16 The Lea

Trentham, Stoke-On-Trent, ST4 8DY



- SPACIOUS DETACHED PROPERTY
- FITTED BREAKFAST KITCHEN
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION
- LOUNGE/DINER WITH PARQUET FLOORING
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- CONSERVATORY
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Porch

5'6" x 2'11" (1.70 x 0.89)

The property has a double glazed entrance door to the front aspect. Door to under stairs storage cupboard.

Entrance Hall

10'9" x 6'9" (3.30 x 2.07)

A door leads from the entrance porch. Parquet flooring and radiator. Stairs to the first floor.

Cloakroom

5'2" x 2'7" (1.59 x 0.80)

A double glazed window overlooks the side aspect. Low level W.c and wash hand basin.

Lounge/Diner

17'9" x 13'1" (5.43 x 4.00)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors leading into the conservatory. Fireplace housing gas fire and Parquet flooring. Two radiators. Television and telephone points.

Kitchen

17'10" x 6'4" (5.46 x 1.95)

A double glazed window overlooks the front aspect coupled with an access door to the side. Fitted with a

range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above, fridge/freezer and dishwasher. Radiator.

Conservatory

12'4" x 9'5" (3.77 x 2.89)

A UPVC conservatory with double glazed windows to the side aspect and rear aspect with patio doors leading out to the rear aspect. Radiator.

FIRST FLOOR

First Floor Landing

9'4" x 8'3" (2.87 x 2.53)

A double glazed window overlooks the side aspect. Storage cupboard. Loft access hatch.

Bedroom One

14'11" x 10'7" (4.56 x 3.25)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

9'10" x 9'6" (3.02 x 2.92)

A double glazed window overlooks the front aspect. Fitted wardrobes and storage cupboard. Radiator.

Bedroom Three

9'7" x 6'10" (2.94 x 2.10)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'10" x 5'4" (2.41 x 1.65)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Radiator.

EXTERIOR

To the front the property has driveway leading to the integral garage. To the rear the garden is fully enclosed and laid to manicured lawns with a paved patio sitting area and pretty flower bed borders and covered double glazed veranda.

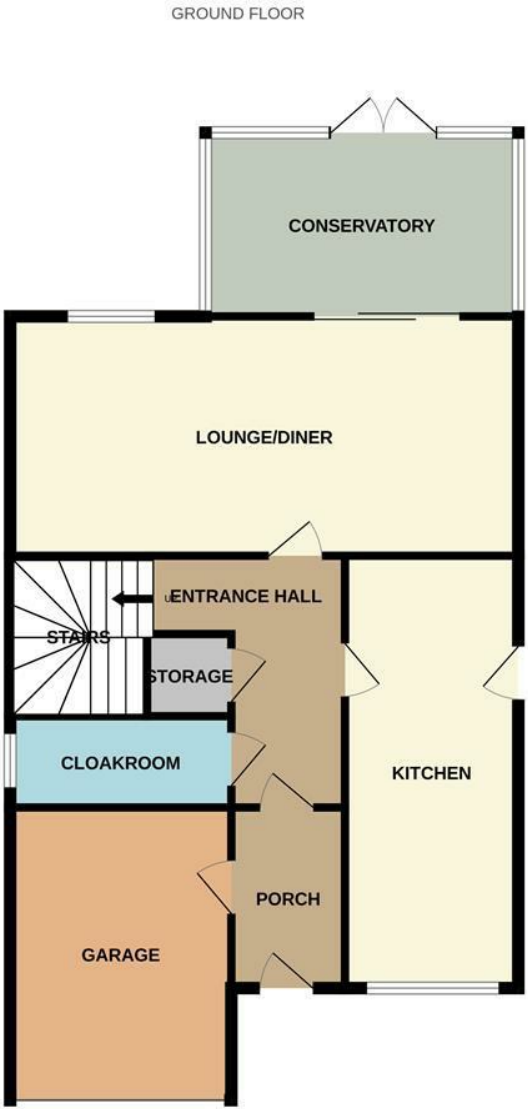
Garage

15'11" x 8'3" (4.86 x 2.53)

Up and over door with power and lighting.



Floor Plan



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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