



## The Lanterns, Sandy Lane, Baldwins Gate, Newcastle Under Lyme, ST5 5DP



**£850,000**

An opportunity to acquire a lovely detached family home nestled in a quiet position on Sandy Lane, Baldwins Gate. Boasting a good size plot with an open aspect, beautifully maintained gardens and offering spacious and flexible accommodation comprising: reception hallway, guest cloakroom, living room, family/cinema room, dining room, bespoke handmade kitchen with Miele integral appliances, separate utility and a breakfast room. To the first floor there is a split level landing, four bedrooms, a family bathroom and shower room. The property is approached via electric wrought iron gates opening to a sweeping block paved driveway providing generous off road parking before detached garages. A fabulous property in a super location within strolling distance of the village, two pubs and with easy access to commuter routes - Early Viewing Essential





#### Reception Hall

A panelled hardwood front door with leaded obscure side windows opens to the reception hallway. Offering hardwood parquet flooring, ceiling coving, under stairs storage cupboard, radiator, doorways to the living room, dining room, kitchen, guest cloakroom and access to the first floor stairs.

#### Living Room

A spacious living room offering a marble fireplace with inset wood burning stove, ceiling roses and coving, front aspect window with fitted shutters, two wall lights, two radiators, window and glazed door opening to the rear patio, carpet, TV connection and doorway to the family room.

#### Family/Cinema Room

With vaulted cedar clad ceiling, oak engineered flooring, windows with fitted shutters to both the front and side aspects, two wall lights, sliding patio door opening to the rear garden.

#### Dining Room

With oak engineered flooring, two windows to the side elevation, recessed ceiling lights, radiator and front aspect window with fitted shutters.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit, chrome mixer tap and tiled splash-back. Recessed ceiling light, radiator and tiled floor.

#### Kitchen

A designer bespoke handmade fitted with a range of paint finish wall and floor units, with under wall unit lighting, contrasting granite work surfaces and upstands with underset twin bowl stainless steel sink and chrome swan neck mixer tap. Recessed ceiling lights, vertical radiator, walk-in larder cupboard, travertine tile flooring, bay window to the side of the property and archway to the breakfast room.

Appliances including: Miele induction hob with glass splash-back and Miele stainless steel extractor hood with light above, Miele integral electric oven, microwave, coffee machine and dishwasher.

Space for a freestanding American style fridge freezer.

#### Breakfast Room

A lovely additional reception area with French doors opening to the rear garden, recessed ceiling lights, wall light, radiator, travertine tile flooring, doorways to the side porch and utility.

#### Utility

Matched to the kitchen with paint finish wall and floor units, granite work surface and upstand, underset ceramic sink with chrome swan neck mixer tap. Recessed ceiling lights, travertine tile flooring, extractor fan, window and external door to the side aspect.

With plumbing for a washing machine and space a for tumble dryer.

#### First Floor

#### Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a split level galleried landing. With ceiling rose and coving, window with fitted shutters to the front of the property, carpet throughout and an airing cupboard housing the hot water storage cylinder.

#### Bedroom One

Offering fitted wardrobes and storage to one wall, front aspect window with shutters, ceiling coving, radiator, and carpet.

#### Bedroom Two

With side aspect window, further window with fitted shutters overlooking the rear garden and beyond, ceiling coving, carpet and radiator.

#### Bedroom Three

With ceiling coving, loft access, radiator, carpet and front elevation window with fitted shutters,

#### Bedroom Four

Offering fitted wardrobes and storage to one wall, side elevation window, ceiling coving, loft access, radiator, and carpet.

#### Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome Victorian style showerhead mixer tap, vanity wash hand basin with storage unit and chrome taps, Recessed ceiling lights, fully tiled walls, towel radiator, window to the rear aspect, shaver point and oak finish Karndean flooring.

#### Shower Room

Fitted with a white suite comprising: low level push button WC, wash hand basin with chrome pillar mixer tap, corner shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, window to the rear aspect, chrome towel radiator, extractor fan and oak finish Karndean flooring.

#### Outside

The house is approached via double electrically operated, intercom connected, wrought iron gates, With a sweeping block paved driveway providing extensive off road parking before detached garages. The garages have steel up and over doors, lighting and power.

#### Front & Side

The front and side gardens offer mature trees, hedgerows, gravelled and stocked flowerbeds, dual access to the rear garden via gateways.

#### Rear

The delightful enclosed rear garden boasts an open aspect and offers paved patio areas, pathways, mature trees, stocked flowerbeds and borders, large lawn, timber fence panelling, vegetable patch and a greenhouse.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

#### Council Tax Band G

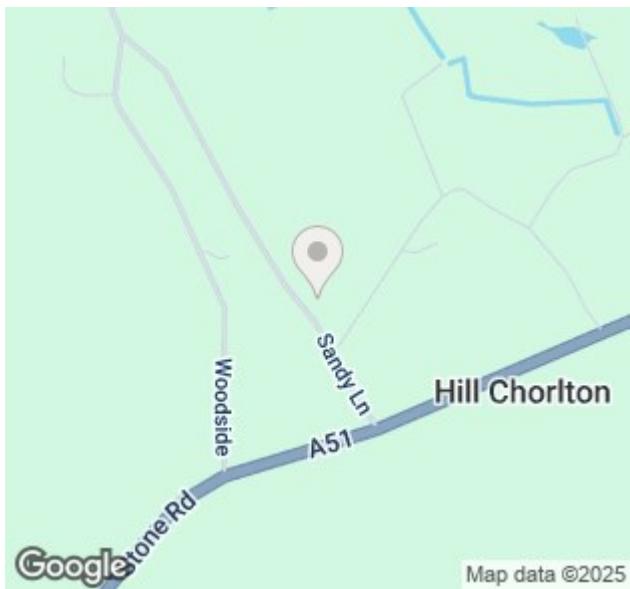
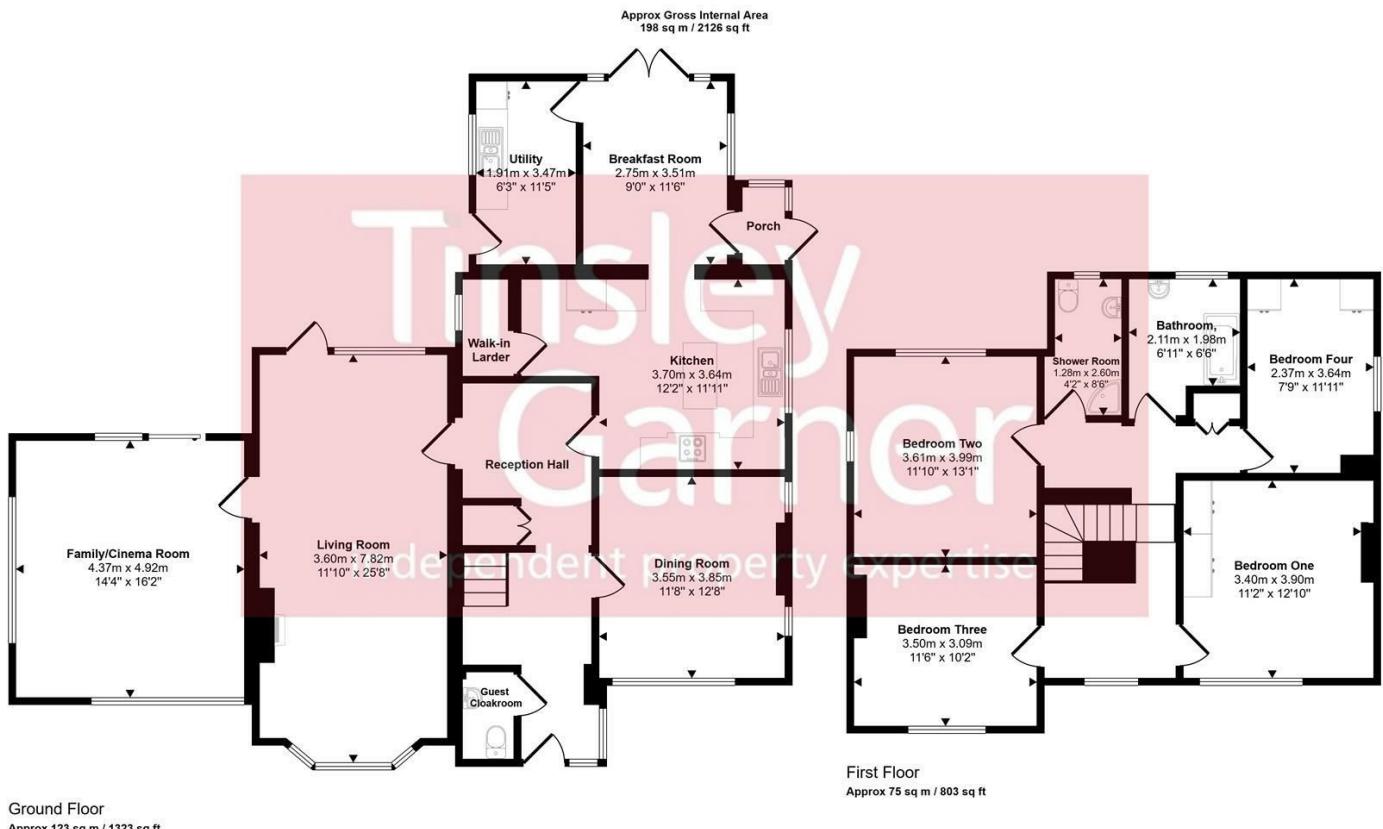
#### Services

Mains water, electricity and drainage.  
Oil fired central heating.

#### Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	68
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			