



**Kniveden Lane**  
Leek



**Estate Agents. Valuers. Auctioneers. Chartered Surveyors**  
Part of the Bagshaws Partnership

## 52 Kniveden Lane

Leek  
Staffordshire  
ST13 5BE

Individual Detached Property

Five Bedrooms

Versatile Accommodation

Sought After Location

Backing Onto Fields

Gas Fired Central Heating & Solar Panels

Ample Off Street Parking

Double Garage / Workshop

An Ideal Family Home

Viewing Highly Recommended



Offers in the region of : £525,000



5



2



3



E

Council Tax  
Band

F



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## 52 Kniveden Lane



This very individual detached property offers exceptionally spacious and versatile accommodation, offering a superb location on the outskirts of town and backing onto open fields.

The property has been upgraded by the current vendor to include a fabulous Kitchen / Diner, new En-Suite and solar panels.

Benefiting from double glazing and gas fired central heating with hive system - the property briefly comprises: Entrance Porch, Entrance Hall, Shower Room, Living Room, Study and superb Kitchen / Diner with integrated appliances, Conservatory and Utility Room to the ground floor. A feature galleried Landing Area, Master Bedroom with Dressing Area and En-Suite Bathroom, Four further Bedrooms and Family Bathroom to the first floor. The loft space offers a very useful storage area with sky light windows, power and lighting and could offer further potential subject to any necessary planning permissions.

Externally, the property offers a spacious driveway providing ample off street parking leading to a large double garage / workshop with power and lighting and separate storage room.

To the rear of the property is a lawned garden area and paved patio / sitting area backing onto open fields.

A fabulous sized family home of which an internal inspection is essential.

# Ground Floor

## Entrance Porch

Stone flooring. Access to:



## Entrance Hall

Radiator. Stairs off. Spotlights. Laminate flooring.



## Shower Room

W.c. Wash basin. Shower cubicle. Radiator. Tiled walls. Spotlights.



## Living Room

Radiator x 2. Open fire. Coving. Double doors to:



## Kitchen / Diner

Extensive range of fitted wall and base units. Quartz worktops incorporating sink unit with drainer and mixer tap. Gas hob with extractor unit above. Integrated dishwasher. Radiator x 2. Spotlights. Integrated double oven and grill. Access to garage.



## Utility Room

Side door. Stainless steel sink unit with drainer and mixer tap. Plumbing point.



## Conservatory

Tiled floor. Double doors to side. Feature bi-fold doors to Dining Area.

## Study

Bay window. Radiator. Coving.

# First Floor

## Feature Galleried Landing area

Radiator. Loft access. Airing cupboard. Access to loft space. Access to roof balcony.

## Master Bedroom

Radiator. Coving. Dressing Area.

## En-suite Bathroom

Corner shower cubicle. W.c. Wash basin with storage unit below. Bath. Heated towel rail. Majority tiled walls. Spotlights.

## Bedroom

Radiator. Storage cupboard. Coving.

## Bedroom

Radiator. Coving.

## Bedroom

Radiator. Coving.

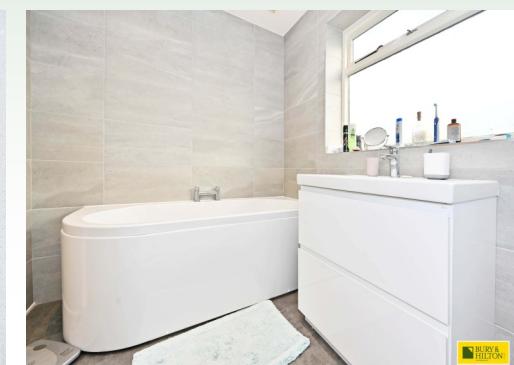
## Bathroom

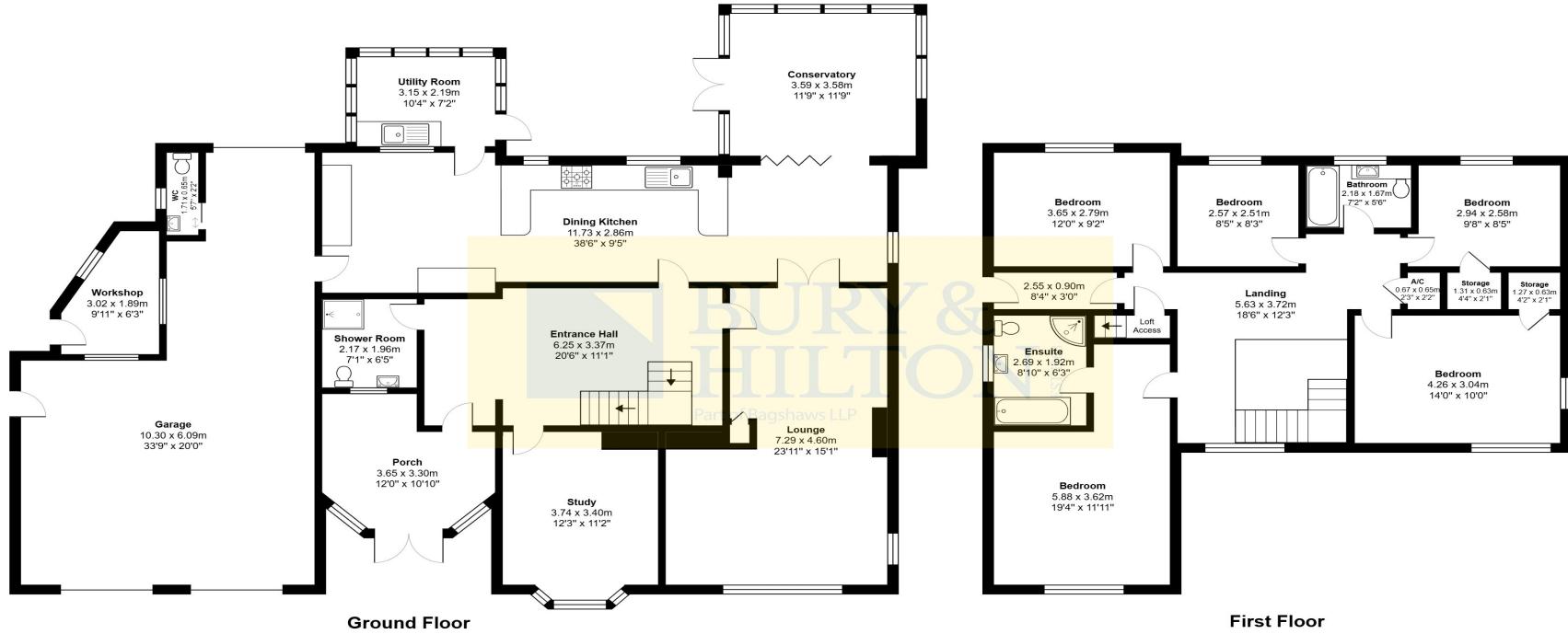
Bath with feeder shower. W.c. Wash basin with storage unit.

Radiator. Tiled walls. Corner cabinet.

## Outside

Externally, the property offers a spacious driveway providing ample off street parking leading to a large double garage / workshop with power and lighting and separate storage room. To the rear of the property is a lawned garden area and paved patio / sitting area backing onto open fields.





All measurements are approximate and for display purposes only



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