



## 69 Ladderedge, Leek, ST13 7AG

Offers In The Region Of £350,000

- Semi detached property with open countryside views to the rear
- Sitting room with roof lantern
- Two reception rooms
- Hot tub included!
- Extended to the rear
- First floor bathroom & ground floor shower room
- Three bedrooms
- Breakfast kitchen with island, quartz worktops & Aga log burner
- Large driveway suitable for up to five vehicles
- South facing rear garden



# 69 Ladderedge, Leek ST13 7AG

Whittaker & Biggs are delighted to offer to the market this delightful semi-detached house, built in 1923, offering a perfect blend of character and modern living. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking comfort and space.

The heart of the home is undoubtedly the extended breakfast kitchen, featuring a stylish island, elegant quartz worktops and an Aga log burner, making it a wonderful space for culinary creativity and casual dining. Beyond the kitchen is the sitting room which features picture windows and a roof lantern.

The first-floor bathroom and ground floor shower room add convenience, ensuring that morning routines run smoothly. The property boasts a south-facing rear garden, providing ample sunlight throughout the day. This outdoor space is not only perfect for relaxation but also comes with a hot tub, offering a luxurious touch for unwinding after a long day.



Council Tax Band: C



## Ground Floor

### Hall

14'8" x 6'2"

UPVC double glazed door with transom window and side light windows to the frontage, stairs to the first floor, radiator, understairs storage cupboard housing the Vaillant Eco Tech Plus combi boiler (fitted in Aug 2025 with 10 year warranty).

### Dining Room

11'6" x 11'4"

UPVC double glazed bay window to the frontage, log burner, slate hearth, wood lintel, radiator.

### Breakfast kitchen

17'9" x 18'0" max measurement

UPVC double glazed window to the side aspect, units to the base and eye level, island unit, quartz worktops, Russell Hobbs five ring gas hob, Bosch electric fan assisted oven, Russell Hobbs extractor fan, stainless steel undermount sink, stainless steel tap with spray attachment, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, Aga log burner, stone hearth, stone lintel, Highsense electric fan assisted oven, space for a free Standing American style fridge freezer, inset ceiling spotlights.

### Shower Room

6'7" x 5'5"

UPVC double glazed door with transom window to the side aspect, walk-in

shower enclosure, chrome fittings, rainfall shower head, 2-in-1 low level WC with cistern sink, chrome ladder radiator, tiled floor, inset ceiling spotlights, extractor fan.

### Sitting Room

14'11" x 8'2"

UPVC double glazed patio doors to the rear, UPVC picture windows to the rear, roof lantern, anthracite vertical column radiator, inset ceiling spotlights.

## First Floor

### Landing

7'2" x 6'2"

UPVC double glazed window to the side aspect, loft hatch.

### Bedroom One

11'8" x 11'6"

UPVC double glazed window to the rear, radiator.

### Bedroom Two

11'3" x 10'7"

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Three

7'6" x 7'4"

UPVC double glazed window to the frontage, radiator.

## Bathroom

7'4" x 6'4"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

## Externally

To the frontage, tarmacadam driveway, suitable for five vehicles, dry stone wall, hedge boundary, rockery, gated access to the rear.

To the rear, paved patio, mainly laid to lawn, hedge boundary, timber shed, greenhouse, wooden pergola, hot tub, views over the neighbouring countryside.

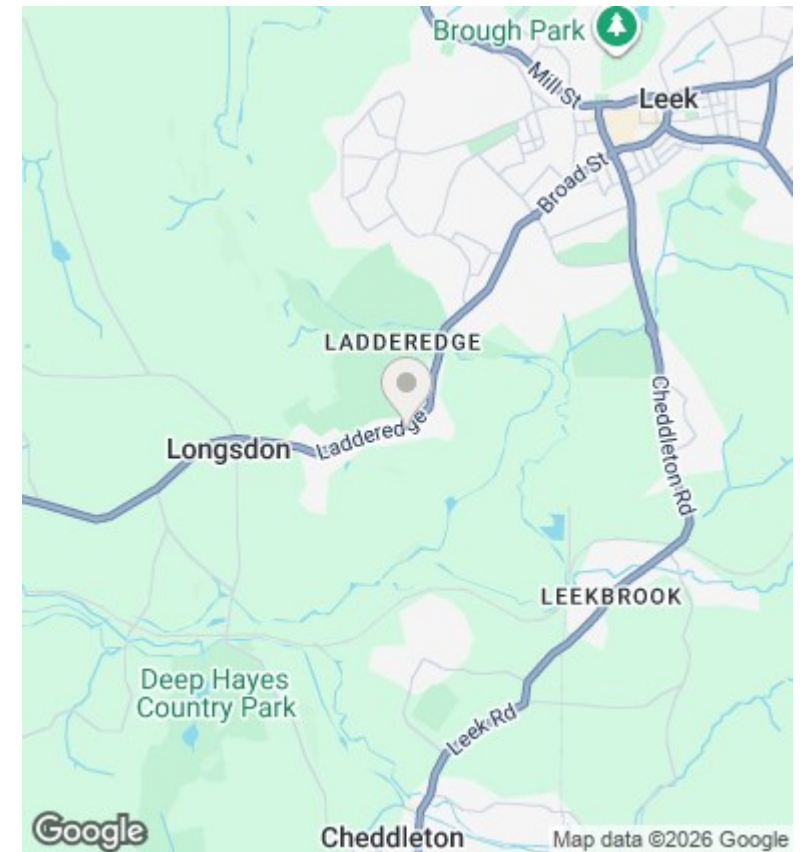








Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropex ©2025



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

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