Whittaker & Biggs
Est. 1930
Rostons Group

14 Nicholas Grove, Leek, ST13 8NT

Offers In The Region Of £285,000

- Offered to the market with no onward chain
- Turn-key property, finished to a high standard and ready to move straight into
- Bright conservatory overlooking the rear garden, offering additional reception space
- Private driveway providing off-road parking, together with a garage
- Beautifully presented three-bedroom semi-detached family home
- Spacious sitting room providing a comfortable and inviting living space
- South-east facing rear garden, perfect for enjoying the sunshine throughout the day
- Situated in a quiet cul-de-sac within a sought-after residential location
- Stylish open-plan kitchen/diner, ideal for modern family living and entertaining
- Contemporary family bathroom featuring both a bath and separate shower enclosure

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14 Nicholas Grove, Leek ST13 8NT

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this well presented semi-detached house. Built in 1972, the property has been meticulously maintained and is presented as a turn-key home, allowing you to move in without delay.

Upon entering, you will find a spacious reception room that welcomes you with warmth and style. The heart of the home is undoubtedly the stylish open-plan kitchen and dining area, which is ideal for both entertaining guests and enjoying family meals. This contemporary space is designed to cater to your culinary needs while providing a lovely atmosphere for social gatherings.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom is conveniently located and has been finished to a high standard, ensuring comfort and practicality.

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Council Tax Band: C

Ground Floor

Hall
UPVC double glazed door with side light window to the frontage, stairs to the first floor, anthracite column radiator, understairs storage cupboard, inset ceiling spotlights, WC off.

Sitting Room
15'4" x 10'10"
UPVC double glazed window to the frontage, vintage style radiator, standard radiator, inset electric fire.

Kitchen / Diner
20'6" x 11'4" max measurement
UPVC double glazed French doors with sidelight windows to the rear, UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, peninsula breakfast bar, Bosch five ring gas hob, Bosch electric fan assisted oven, Integral dishwasher, space for a freestanding American style fridge freezer, space for dining table and chairs, wood glazed French doors into the sitting room, radiator.

Conservatory
14'9" x 8'10"
UPVC double glazed construction, glass roof, French doors to the rear, grey vertical column radiator.

WC
6'2" x 2'7"
UPVC double glazed window to the side aspect, vanity wash hand basin, chrome taps, low level WC, built in storage cupboard, fully tiled.

First Floor

Landing
Loft hatch, built in storage cupboard.

Bathroom
8'6" x 5'10"
UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fitments, rainfall shower head, panel bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled.

Bedroom One
10'10" x 10'4"
UPVC double glazed window to the rear, radiator.

Bedroom Two
10'10" x 8'7"
UPVC double glazed window to the frontage, radiator.

Bedroom Three
9'3" x 7'5"
UPVC double glazed window to the rear, radiator.

Loft
Insulated, pull-down-ladder, light.

Externally
To the frontage, tarmacadam driveway, area laid to lawn, hedge and wall boundary,
To the rear, garage, paved patio, raised area laid to lawn, fence boundary.

Garage
Brick construction, metal up-and-over door, double glazed door and window to the side aspect, power and light.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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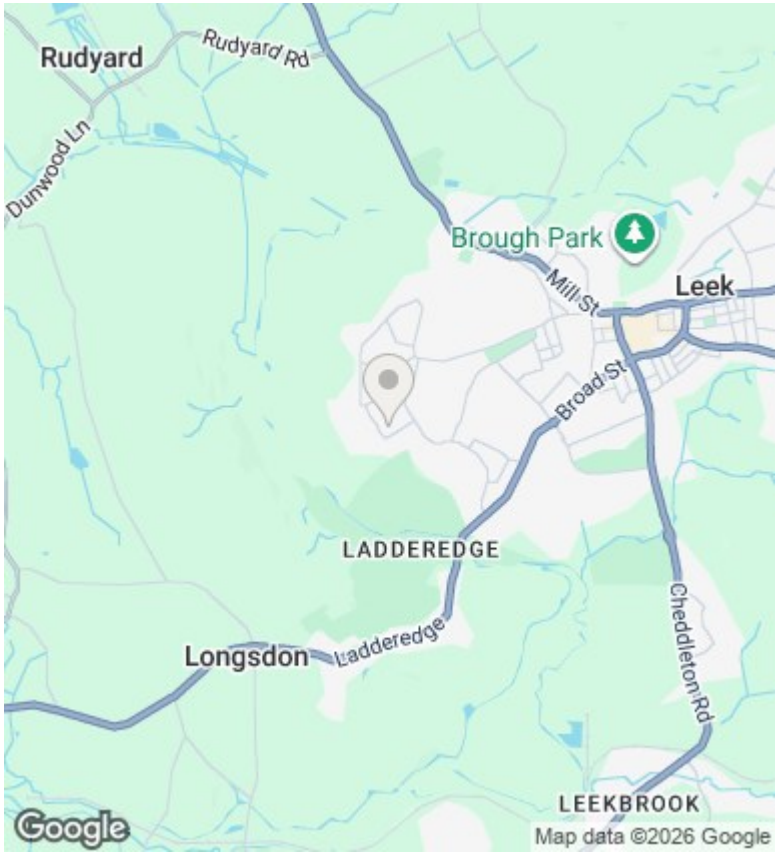


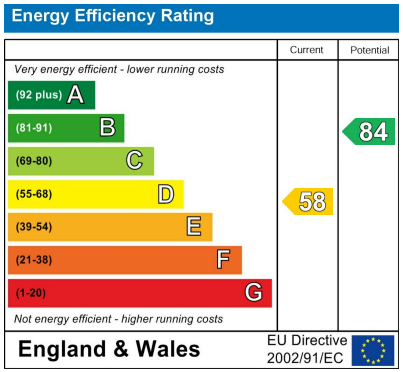
Directions

Viewings

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

Council Tax Band

C



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