



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## 8 Church Lane, Ipstones, ST10 2LD

**Offers Over £250,000**

**\*\*FOR SALE WITH NO UPWARD CHAIN\*\***

A deceptively spacious and excellently presented three bedroom detached bungalow, situated in the popular village of Ipstones, with many local amenities including nursery and primary school along with village hall, three public houses, butchers shop, local village store and fantastic community projects.

The bungalow is spacious and comprises two reception rooms, dining kitchen, shower room and three bedrooms. Externally, the property sits back from the pavement and benefits from gated off road parking and front garden, with access to a good sized low maintenance lawn and patio area to the rear.

Viewing is highly recommended to appreciate the scope and location that this bungalow offers.



### Situation

Located in the popular village of Ipstones, this property is within easy access of the market towns of Leek, Ashbourne and Stoke - on - Trent. Ipstones is a sought after village with an excellent community feel, including a nursery, primary school, church, village hall, public houses and various small shops and other useful amenities.

### Directions

From Leek, take the A523 Ashbourne Road and continue for approximately 4.5 miles. Turn right at the cross roads on to Bottom Lane B5053 and proceed for about 2 miles into the village of Ipstones. Turn right just after The Village Butchers on to Church Lane. Follow the road round and the property will be found on the right hand side opposite the village hall, indicated by our For Sale board.

### Accommodation Comprises

Front entrance hall with uPVC double glazed front door and single radiator.

Providing access to:

### Living Room 11'0" x 10'11" (3.35 x 3.33)



A spacious and bright room having a bay window to the front aspect which allows plenty natural light, fitted carpet, double radiator and tiled fireplace with electric fire.

### Dining Room 11'0" x 10'11" (3.35 x 3.33)



With uPVC double glazed window to the side aspect, internal window to the hallway, fitted carpet, built in storage cupboard and double radiator.

### Master Bedroom 10'11" x 10'11" (3.34 x 3.33)



Having a uPVC double glazed bay window to the front aspect, fitted neutral carpet and double radiator.

**Bedroom Two 11'0" x 10'11" (3.35 x 3.33)**



With fitted neutral carpet, uPVC double glazed window to the side aspect and double radiator.

**Inner Hallway**

**Dining Kitchen 14'8" x 11'10" (4.46 x 3.61)**



The dining kitchen benefits from a range of units comprising base cupboards and drawers including wine rack and roll top worktops, matching wall mounted cupboards, double drainer sink unit, plumbing for an automatic washing machine, space for an electric cooker, extractor fan and double radiator. The kitchen also has a tiled floor, uPVC double glazed window to the rear aspect and rear door to the garden.



**Bedroom Three 11'11" x 6'4" (3.64 x 1.93)**



With uPVC double glazed window to the side aspect, fitted carpet, double radiator and built in meter cupboard.

**Shower Room 11'7" x 5'8" (3.54 x 1.73)**



The shower room offers a low level lavatory, pedestal wash hand basin and shower area with mixer shower fitment. Also including part tiled walls, extractor fan, double radiator, non slip floor and

uPVC obscured double glazed window to the side aspect.



### Outside



To the front aspect there is double gated access to the driveway with adjoining lawn and borders and access to the rear garden.

To the rear aspect, there is a patio area with established flower borders and good sized grass lawn, cold water tap, garden store and outside lighting.



### Council Tax Band

We believe the property is in band B

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

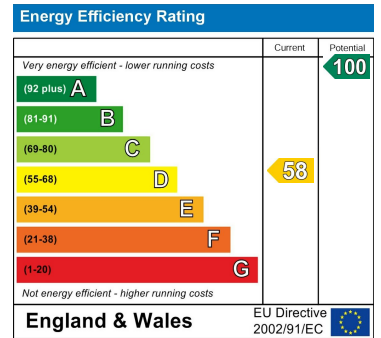
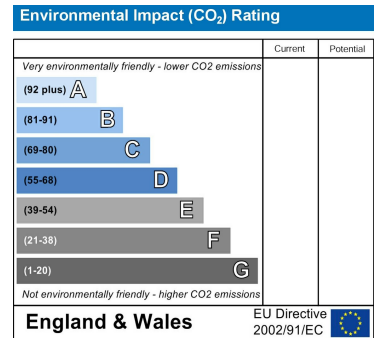
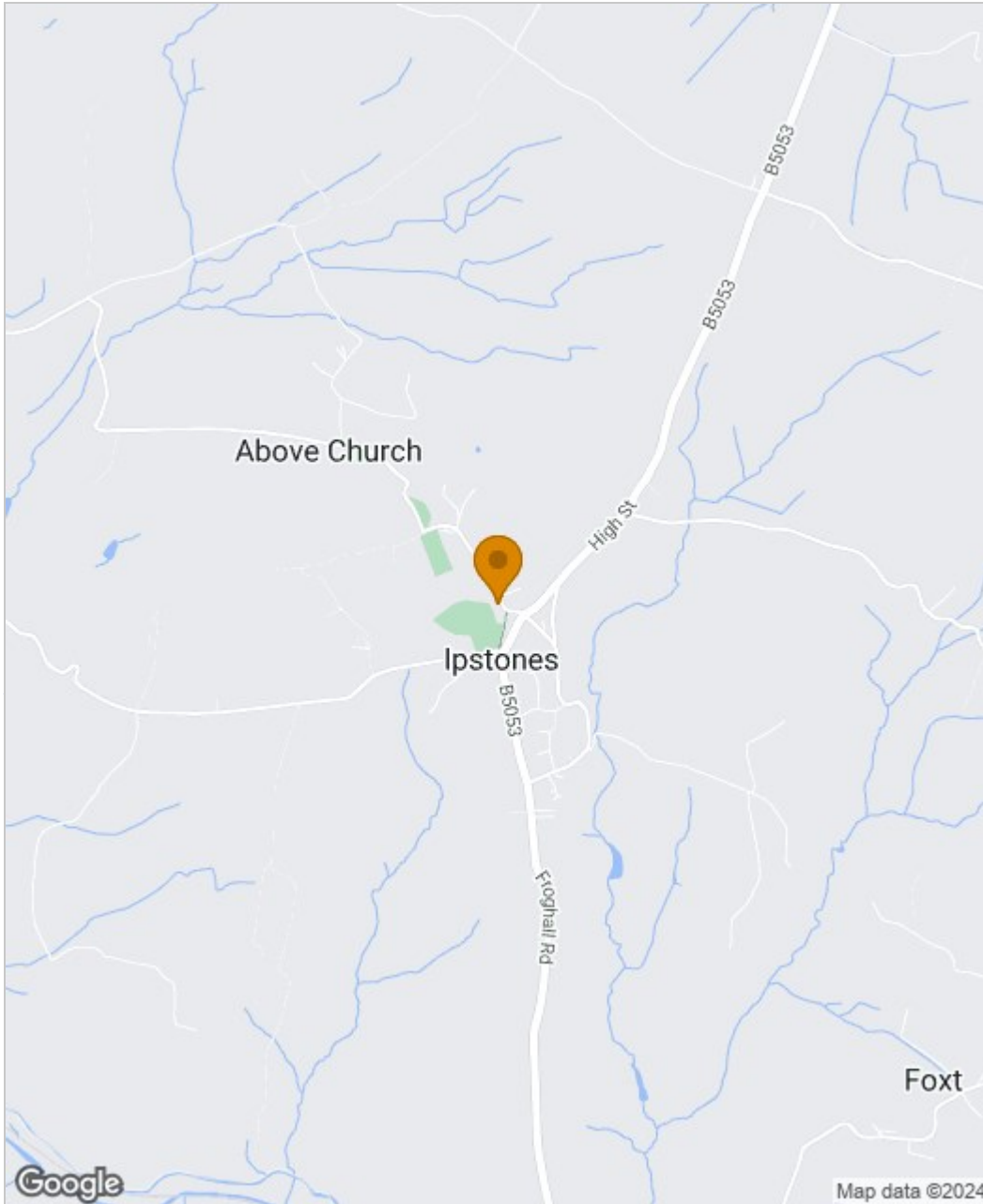
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

### Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.