



2 The Sleeve

, Leek, ST13 8HR

Guide price £300,000



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GUIDE PRICE OF £300,000 - £325,000

A beautifully renovated three-bedroom detached home set in a quiet cul-de-sac, featuring extended living space, a stylish kitchen diner, cosy lounge with log burner, and versatile second reception room. With a large driveway, integral garage, and an impressive two-tiered rear garden, this is the perfect family home ready to move into.



Denise White Estate Agents Comments

Nestled in a peaceful cul-de-sac, this beautifully renovated three-bedroom detached property offers extended and flexible living accommodation, perfect for modern family life. Lovingly updated over the years by the current owners, this attractive home blends style, practicality, and comfort throughout.

To the front, the home benefits from a generous driveway providing off-road parking for multiple vehicles, along with an integral garage ideal for storage. A welcoming entrance porch with built-in storage sets the tone, leading you into a stunning kitchen diner featuring striking tiled flooring, granite worktops, and ample space to cook, dine, and entertain.

A large utility room sits just off the kitchen—ideal for storing coats and boots or keeping on top of a busy family lifestyle. To the rear, a tranquil living room boasts a cosy log burner and French doors opening onto an impressive tiled patio, making it a wonderful space to relax all year round.

A versatile second reception room completes the ground floor—perfect as a home office, craft room, or playroom, depending on your needs.

Upstairs, the property offers three comfortable bedrooms, including two generous doubles with built-in storage, and a third single bedroom overlooking the garden. The stylish family bathroom features a modern yet timeless three-piece suite.

Externally, the home occupies a generous plot with a standout enclosed rear garden. Thoughtfully landscaped over two tiers, it includes a large tiled patio—ideal for outdoor dining and entertaining—and a raised astroturf area, perfect for children to play safely.

With impressive finishes throughout, extended accommodation, and a quiet, family-friendly location, this home is ideal for growing families looking for a move-in-ready property with scope to add their own personal touches.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Entrance Porch 6'2" max x 5'4" max (1.88 max x 1.65 max)

Tiled flooring. Composite door to the front aspect. Wall mounted column radiator. Storage cupboard. Inset spotlight.

Kitchen Diner 14'9" max x 16'2" max (4.50m max x 4.93m max)

Tiled flooring. Wall mounted column radiator. uPVC double glazed window to the front aspect. A range of wooden wall and base units with granite work surfaces above. Integrated Belfast sink with mixer tap above. Integrated dish washer. Space for range style cooker with extractor fan above. Space for fridge freezer. Under stairs storage cupboard. Inset spotlights. Ceiling light.

Living Room 14'10" x 12'7" (4.54 x 3.86)

Continued wood effect flooring. Stairs to the first floor accommodation. uPVC double glazed floor to ceiling windows to the rear aspect. French doors to the rear aspect. Log burner. Three wall lights. Ceiling light.

Play Room 9'6" x 8'2" (2.92 x 2.49)

Wood effect flooring. Wall mounted column radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Utility 7'2" x 14'4" (2.19 x 4.39)

Tiled flooring. A range of shaker style base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Under counter storage for washing machine and tumble dryer. Wall mounted radiator. Obscured uPVC double glazed window to the side aspect. Inset spotlights.

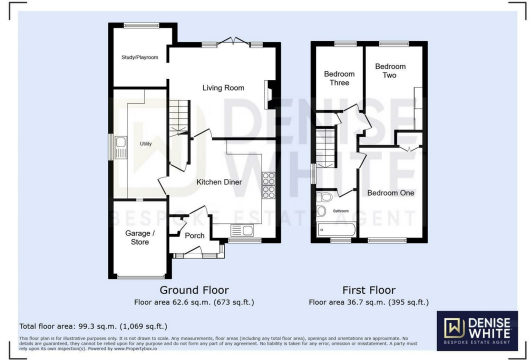
First Floor Landing

Fitted carpet. Storage cupboard housing combination boiler. uPVC double glazed window to the side aspect. Loft access. Ceiling light.

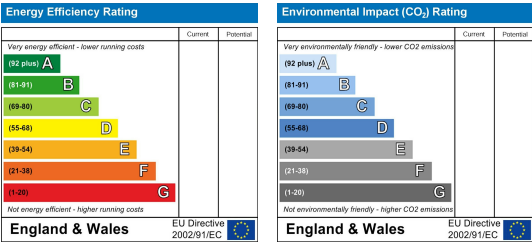
Area Map



Floor Plans



Energy Efficiency Graph



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