



10 Lorien Close, Leek, ST13 8NY

£995 Per month

Situated in the sought-after West End of Leek, this spacious three bedroom semi-detached home offers generous living space, a conservatory, modern fitted kitchen, three well-proportioned bedrooms, family bathroom, driveway, garage and an enclosed rear garden. Ideally located for local amenities and highly regarded schools.

Viewing is highly recommended to appreciate the accommodation size and location. Please contact us to arrange your appointment.

Denise White Estate Agents Comments

Denise White Estate Agents are delighted to present this well-proportioned three bedroom semi-detached family home, occupying a pleasant position within the popular West End of Leek.

Offering generous living accommodation throughout, the property briefly comprises a welcoming entrance hall with breakfast bar and useful understairs storage, a modern fitted kitchen with integrated oven and gas hob, a spacious living room featuring a characterful brick fireplace, an adjoining dining room and a bright conservatory overlooking the rear garden.

To the first floor, a split-level landing provides access to three good-sized bedrooms, including two doubles and a generous single, together with a family bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden laid mainly to lawn with mature shrubs and planting.

Situated on the outskirts of Leek, the property enjoys convenient access to local schools, shops, supermarkets and everyday amenities, whilst Leek town centre is only a short distance away. The area also offers excellent access to the Staffordshire Moorlands and Peak District National Park, making it ideal for those who enjoy the outdoors.

This property would be ideal for those looking for spacious accommodation in a well-established residential location.

Location

Situated in a sought-after residential area on the outskirts of the historic market town of Leek, this property is well placed for a range of local amenities, excellent schools, and convenient transport links. Leek offers a fantastic selection of independent shops, cafés, restaurants and traditional markets, whilst the beautiful Staffordshire Moorlands and Peak District National Park are

within easy reach, providing a wealth of scenic walks and outdoor pursuits.

Hall



Wood effect flooring. Breakfast bar. Understairs storage cupboard. Radiator. uPVC front door. uPVC double glazed window to the front aspect. Stairs leading to the lounge and opening to kitchen. Ceiling light.

Kitchen

12'10" x 7'10" (3.92 x 2.41)



Fitted with a range of modern shaker style wall and base units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Integrated electric oven with gas hob and stainless steel extractor hood over. Glass splashback. Space and plumbing for washing machine. Space for fridge freezer. Airing cupboard housing the warm air

heating unit. Wood effect flooring. uPVC double glazed window to the front aspect. Ceiling lights.

Living Room

14'0" x 12'2" (4.29 x 3.71)



Spacious living room featuring a brick fireplace. Grey carpet. Radiator. Large uPVC double glazed window to the rear aspect. Open access into the dining room. Stairs rising to the first floor. Wall lights and ceiling light.

Dining Room

8'10" x 7'1" (2.71 x 2.16)



Grey carpet. Radiator. uPVC patio doors leading into the conservatory. Ceiling light.

Conservatory

9'2" x 9'1" (2.81 x 2.79)



Brick and uPVC construction with polycarbonate roof. Vinyl flooring. uPVC double glazed windows. uPVC patio doors leading to the rear garden.

Stairs and Landing

Carpeted stairs with a split-level landing providing access to all bedrooms and the family bathroom.

Bedroom One

13'3" x 8'0" (4.06 x 2.45)



Double bedroom. Grey carpet. Radiator. uPVC double glazed window to the front aspect. Sliding door. Ceiling light.

Bedroom Two

12'2" x 7'3" (3.73 x 2.21)

Double bedroom. Grey carpet. Radiator. uPVC

double glazed window to the rear aspect. Sliding door. Ceiling light.

Bedroom Three

9'8" x 6'2" (2.95 x 1.89)

Good sized single bedroom. Grey carpet. Radiator. uPVC double glazed window to the rear aspect. Sliding door. Ceiling light.

Bathroom

5'3" x 5'1" (1.61 x 1.57)

Fitted with a white three-piece suite comprising low level WC, wash hand basin and bath with thermostatic shower over and glazed shower screen. Walls partially tiled around bath. Tile effect flooring. uPVC double glazed obscured window. Ceiling light.

Outside



Front - Tarmac driveway providing off road parking. Garage with up and over door. Garden area with mature planting. Gated side access to the rear garden.

Rear - Enclosed rear garden laid mainly to lawn with paved pathway, mature shrubs and hedges to boundaries with wooden fence.

Holding Deposit

A holding deposit equivalent to one week's rent (£229) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£1145) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Services: Mains connected, Gas Warm Air Flow Heating |

Council Tax: Staffordshire Moorlands | Band: C |

EPC Rating: TBC

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the

local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

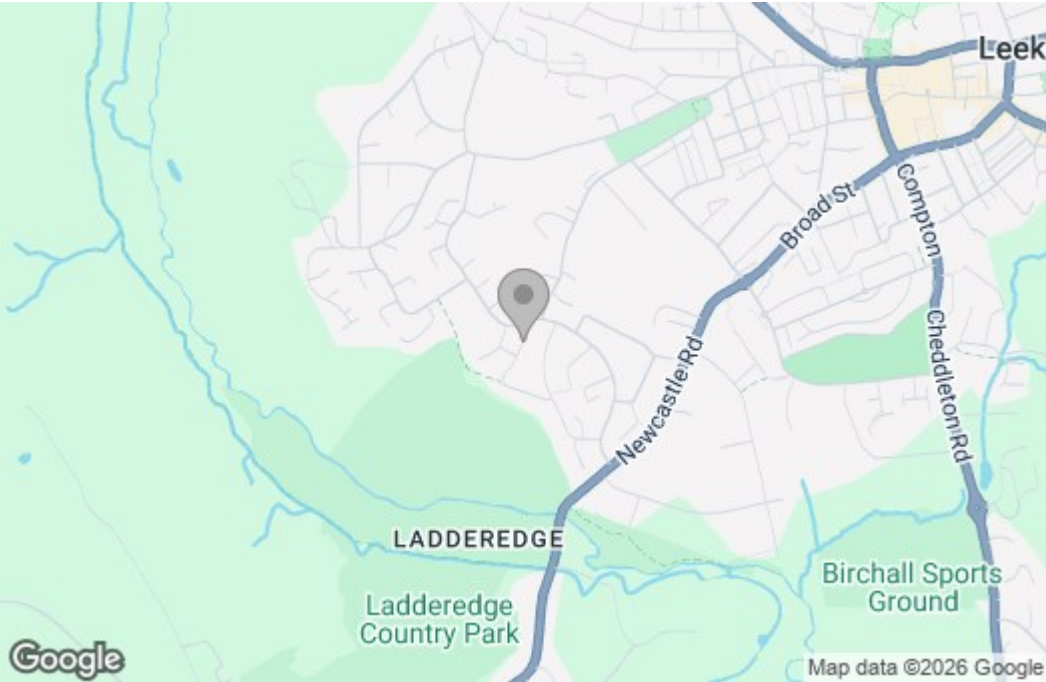
Floor Plan



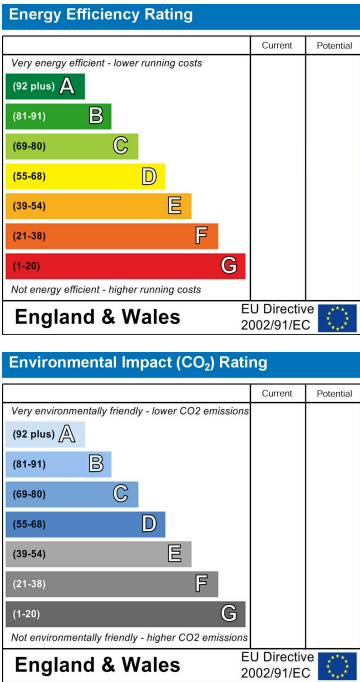
Total floor area: 86.2 sq.m. (928 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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