



## 42 Windsor Drive, Leek, Staffordshire, ST13 6NL

Offers In The Region Of £235,000

- Two bedroom detached bungalow
- Excellent views
- Impressive plot
- Garage and outhouse
- Renovation project with lots of potential
- NO CHAIN



# 42 Windsor Drive, Leek ST13 6NL

This two bedroom detached bungalow is nestled on a substantial plot, having gardens to the front and rear, driveway, garage and brick outhouse. Conveniently located on the outskirts of town, the property offers impressive views of the Roaches and although in need of modernisation throughout, offers so much potential!!

You're welcomed into the property via the entrance porch, through to the 20ft open plan dining/kitchen room. This room has ample space for a dining table and chairs, has fitted base units, gas cooker point, extractor, sink, space for a free standing dishwasher/fridge, wall mounted gas fired boiler and access to the garage, outhouse and rear garden.

The hallway is located within the centre of the property, with the bathroom and WVC off. A further storage room has access to the loft space and the living room is located to the front, providing excellent views and incorporates a wood burning stove. Bedroom one has fitted wardrobes and is located to the front of the



Council Tax Band: C



### **Porch**

Upvc double glazed door and windows to the front, Upvc double glazed windows to the side. - Size : -

### **Dining Room**

11'11" x 9'4"

Wood door, Upvc double glazed window to the side, radiator. - Size : - 11' 11" x 9' 4" (3.63m x 2.84m)

### **Kitchen**

10'9" x 8'8"

Upvc double glazed window to the rear, range of base units, gas cooker point, extractor, stainless steel sink, space for a free standing dishwasher, space for a free standing fridge, Worcester wall mounted gas fired boiler, wood door to the side providing access to the sheltered passage.

Sheltered Passage - Upvc door to the front, access to the garage, outhouse and rear garden. - Size : - 10' 9" x 8' 8" (3.28m x 2.65m)

### **Hallway**

Radiator. - Size : -

### **Living Room**

13'8" x 11'11" max measurement

Upvc double glazed window to the front, wood burning stove nestled on a tiled hearth with wood surround, radiator. - Size : - 13' 8" x 11' 11" (4.17m x 3.62m) max measurement

### **Bathroom**

5'5" x 5'5"

Radiator, vanity sink unit, panel bath, mixer tap, shower attachment, radiator, Upvc double glazed window to the rear. - Size : - 5' 5" x 5' 5" (1.66m x 1.65m)

### **WC**

5'5" x 2'7"

Tiled, Upvc double glazed window to the rear, WC. - Size : - 5' 5" x 2' 7" (1.66m x 0.80m)

### **Store**

5'5" x 2'11"

Upvc double glazed window to the rear, loft access. - Size : - 5' 5" x 2' 11" (1.66m x 0.89m)

### **Bedroom One**

13'0" x 10'5"

Radiator, Upvc double glazed window to the front, fitted wardrobes. - Size : - 13' 0" x 10' 5" (3.97m into wardrobe x 3.18m)

### **Bedroom Two**

10'5" x 8'10"

Radiator, Upvc double glazed window to the rear. - Size : - 10' 5" x 8' 10" (3.18m x 2.68m)

### **Garage**

17'4" x 9'0"

Up and over door, power and light, window to the rear, pedestrian door to side, - Size : - 17' 4" x 9' 0" (5.29m x 2.74m)



## Outhouse

7'2" x 6'6"

Brick constructed, window to the side. - Size : - 7' 2" x 6' 6" (2.19m x 1.97m)

## Externally

Externally to the front is a tarmacadam driveway which continues to the side, stepped access to a lawn area.

Gated access to one side.

To the rear is a tiered garden with areas laid to patio, lawn, fenced and hedged boundary. - Size : -







## GROUND FLOOR



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 misstatement. This plan is for guidance 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 Metropix (2025)

## Directions

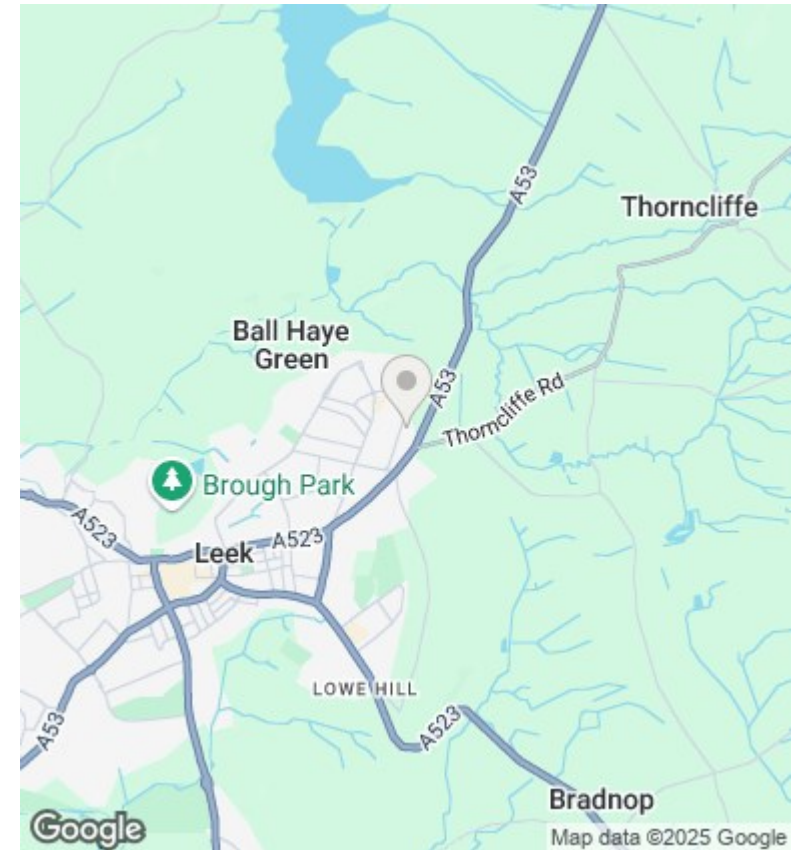
From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road. Follow this road, follow this road for a short distance taking the sixth left into Novi Lane, then immediately turn right into Windsor Drive. Follow this road for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## 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		