



Windsor Drive, Leek, ST13 6NL.
Offers in the Region Of £265,000

Whittaker Est. 1930
& Biggs

Windsor Drive, Leek, ST13 6NL

This three bedroom semi detached bungalow is deceptively spacious with a large kitchen diner to the rear. The property is nestled on a substantial plot, having driveway, brick constructed garage and mature well stocked gardens to the front and rear.

You're welcomed into the property via the hallway, having three well proportioned bedrooms. All are serviced by the family bathroom which incorporates a panel bath with shower over, WC and pedestal wash hand basin.

The living room has a living flame gas fire and elevated views to the frontage whilst the adjacent kitchen diner has an excellent range of shaker style units to the base and eye level, integral appliances such as a Bosch fridge freezer, Hoover oven and gas hob with extractor hood. Patio doors in the dining area open to reveal the mature rear garden.

Externally to the frontage is a block paved driveway and a garden laid to lawn with well stocked borders. The brick constructed garage benefits from an electric roller door, power and light. To the rear, the garden is mainly laid to lawn with hedged boundaries.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the spacious layout and impressive plot of the property.

Situation

This home is ideally located just on the outskirts, but within easy walking distance of the busy market town of Leek, local amenities and schools. Various countryside walks are also just on your doorstep.



Hallway 19' 2" x 3' 2" (5.84m x 0.97m)

UPVC double glazed door to the frontage, 2 x storage cupboards, radiator.

Sitting Room 12' 10" x 11' 10" (3.91m x 3.61m)

UPVC double glazed window to the frontage, living flame gas fire, marble effect hearth, surround and mantle, radiator.

Kitchen/Diner 17' 2" x 13' 10" (5.22m x 4.21m) Max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, UPVC double glazed door to the rear, units to the base and eye level, stainless steel double sink and drainer, chrome mixer tap, Diplomat 4 ring gas hob, Hoover fan assisted electric oven, extractor hood, integral Bosch fridge freezer, space and plumbing for a washing machine, radiator, space for a table and chairs, radiator, inset ceiling spotlights.

Bedroom One 11' 10" x 10' 11" (3.61m x 3.33m)

UPVC double glazed window to the frontage, radiator.

Bedroom Two 10' 4" x 10' 0" (3.15m x 3.05m)

UPVC double glazed window to the rear, radiator, built in cupboard housing wall mounted Vaillant combi boiler.

Bedroom Three 11' 11" x 6' 7" (3.62m x 2.01m)

UPVC double glazed window to the side aspect, radiator.

Bathroom 10' 4" x 5' 4" (3.14m x 1.62m)

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, electric Triton shower over, glass shower panel, pedestal wash hand basin, chrome mixer tap, low level WC, part tiled, extractor fan.

Externally

To the frontage, block paved driveway, area laid to lawn, well stocked borders, wall boundary, garage. To the side, gated access to the rear. To the rear, area laid to lawn, paved area, steps up, fence and hedge boundary, well stocked borders.

Garage

Electric roller door, power and light.



Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold







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 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

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.

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