

25 Windsor Drive, Leek, ST13 6NP

Offers In The Region Of £325,000

- Beautifully extended and renovated to a high standard throughout
- Useful ground floor WC and separate utility room
- West-facing rear garden enjoying open views beyond
- An ideal family home combining space, quality and practicality
- Stunning open-plan kitchen, living and dining area, perfect for modern family life
- Impressive family bathroom with separate bath, walk-in shower and dual vanity wash hand basins
- Garage and private driveway providing ample off-road parking
- Separate sitting room providing additional living space
- Three well-proportioned bedrooms
- Stylish, contemporary interiors ready to move straight into

25 Windsor Drive, Leek ST13 6NP

Whittaker & Biggs would like to welcome you to this semi-detached house that has been recently extended and renovated to a high standard. This property is designed for those who appreciate stylish, contemporary interiors.

You are welcomed into a spacious open-plan kitchen, living, and dining area, ideal for both entertaining guests and enjoying family time. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The living area is bright and airy, creating a warm atmosphere that invites relaxation.

This home boasts three well-proportioned bedrooms, providing ample space for family or guests. The impressive family bathroom is a standout feature, complete with a separate bath, a walk-in shower, and dual vanity wash hand basins, ensuring convenience and luxury for all.



Council Tax Band: C



Ground Floor

Hall

14'7" x 5'9"

Composite double glazed door with sidelight windows to the frontage, black column radiator, stairs to the first floor, tiled floor, built in larder cupboard.

Kitchen / Living / Dining

18'6" x 18'2"

Hardwood bi-fold doors to the rear, UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, lantern roof, units to the base and eye level, quartz worktop, island unit, integral wine cooler, space for a range cooker (Rangemaster oven available by separate negotiation), extractor hood, double ceramic butler sink, brass mixer tap, integral Neff dishwasher, integral under counter fridge, white vertical column radiator, white horizontal column radiator, inset ceiling spotlights, pendant lighting, inset ceiling speakers.

Sitting Room

14'7" x 12'4"

UPVC double glazed bay window to the frontage, log burner, marble hearth, wood mantle, black vertical column radiator.

WC

7'2" x 5'6" max measurement

UPVC double glazed window to the rear, pedestal wash hand basin, chrome taps, low level WC, gas fired wall mounted Ideal combi boiler.

Utility

8'2" x 6'6"

UPVC double glazed window to the rear and side aspect, plumbing for a washing machine.

Garage

15'7" x 8'0"

Electric roller door, power and light.

First Floor

Landing

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

15'1" x 7'4"

UPVC double glazed window to the rear, freestanding double ended egg bath, floor mounted chrome mixer tap and handheld shower attachment, open shower enclosure, chrome fittings, rainfall shower head, double vanity sink unit, wall mounted chrome taps, low level WC, two black ladder radiators, tiled floor, inset ceiling spotlights, extractor fan.

Bedroom One

12'4" x 11'0" max measurement

UPVC double glazed bay window to the frontage, radiator, fitted wardrobes.

Bedroom Two

11'7" x 10'8"

UPVC double glazed window to the rear, radiator.

Bedroom Three

7'11" x 7'10"

UPVC double glazed window to the frontage, white vertical radiator, built in storage cupboard.

Loft

Boarded, pull-down-ladder, light.

Externally

To the frontage, gravel driveway, wall and hedge boundary.

To the rear, paved patio, area laid to lawn, lower paved area, summer house, views.

AML REGULATIONS

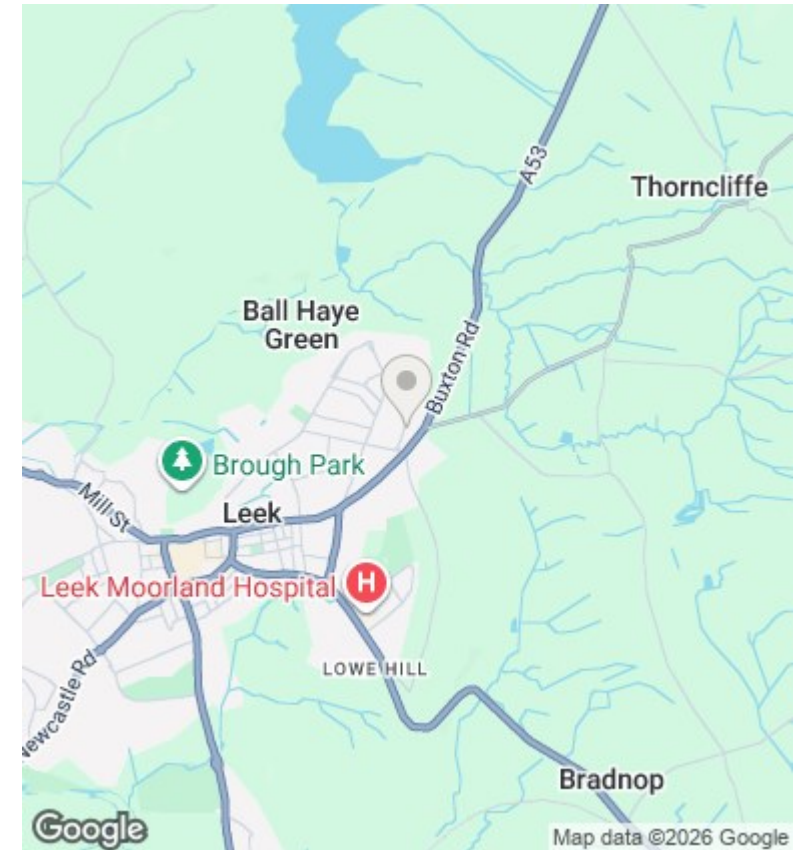
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	