



## 68 Novi Lane, Leek, Staffordshire, ST13 6NU

Offers In Excess Of £200,000

- Three bedroom semi-detached home
- Enclosed rear garden
- 18ft open plan kitchen/dining area
- Garage store with passage having WC and utility space
- Driveway to the frontage
- Well equipped kitchen and bathroom

# 68 Novi Lane, Leek ST13 6NU

Nestled on Novi Lane in the charming town of Leek, Staffordshire, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and practicality. The property, which boasts a gated driveway at the front, providing both security and convenience for residents and visitors alike.

Upon entering, you will find a spacious reception room that welcomes you with warmth and light, ideal for both relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, which creates a sociable atmosphere for family gatherings and meals. The kitchen is well-equipped, making it a joy for any home cook.

The property also benefits from a covered passage that leads to a garage store, utility area, and a convenient WC, ensuring that all your storage and practical needs are met. The large enclosed garden at the rear is a standout feature, providing a private outdoor space perfect for children to play, gardening enthusiasts, or



Council Tax Band: B



### **Entrance Hallway**

Composite door to the front elevation, Upvc double glazed window to the side elevation, stairs to the first floor, radiator.

### **Living Room**

12'11" x 12'0"

Upvc double glazed bay window to the front elevation, radiator, living flame gas fire within a recess, access to the dining kitchen.

### **Kitchen/Dining Room**

18'4" x 10'2"

Range of fitted units to the base and eye level, breakfast bar, four ring gas hob, extractor, Bosch electric grill/oven, stainless steel sink with mixer tap, Upvc double glazed window to rear, Upvc double glazed patio doors to rear, space for a dining table and chairs, cupboard providing space for a free standing fridge, cupboard, inset downlights, space for a dishwasher, radiator, access to the garage passage.

### **Garage Store/Passage**

Wood double doors, light, power, access to the garden.

### **WC**

Window to side, low level WC.

### **Utility**

Worksurface space, plumbing for a washing machine, light.

### **Storage**

Window to rear, light and power.

### **First Floor**

#### **Landing**

Upvc double glazed window to the side elevation, store housing immersion heated tank, loft access.

#### **Bedroom One**

12'0" x 10'11" max measurements

Upvc double glazed window to the frontage, radiator, recess with clothes hanging space.

#### **Bedroom Two**

11'5" x 9'10" max measurements

Upvc double glazed window to the rear, recess with clothes hanging space, radiator.

#### **Bedroom Three**

7'10" x 7'1"

Upvc double glazed window to the front, radiator, desk and shelving.

#### **Bathroom**

8'2" x 8'2" max measurements

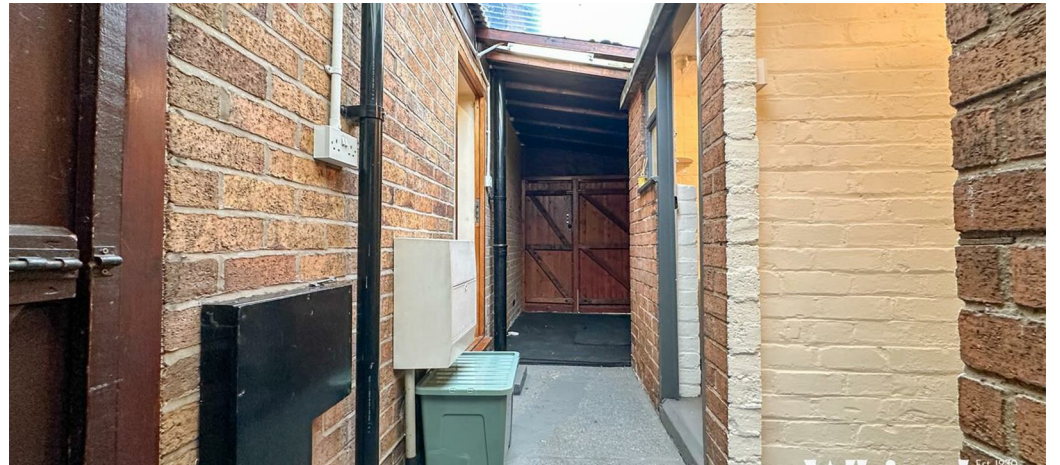
Corner shower with Mira electric shower, jacuzzi style bath with chrome mixer tap, low level WC, pedestal wash hand basin, extractor, inset downlights, Upvc double glazed window to the rear and side.

#### **Externally**

To the front, gated driveway laid to Indian stone, fenced and hedged boundary, access to garage store.

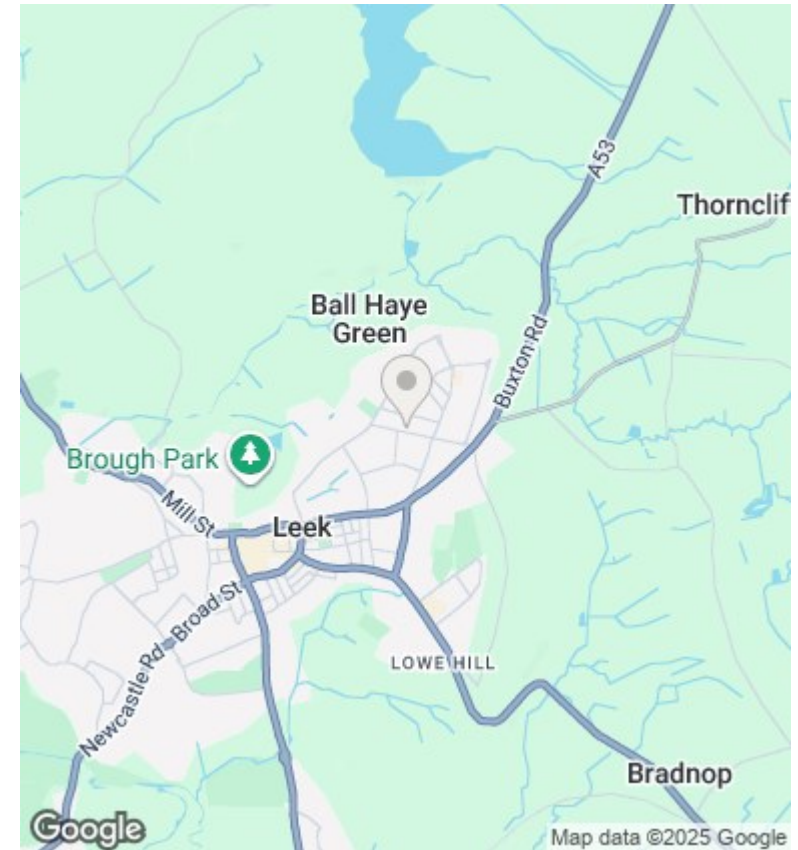
To the rear, area laid to Indian stone patio, lawn, decked area, hedged/fenced boundary, timber workshop with power and light, outside water tap.







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 into Ball Haye Street. Follow this road and at the traffic lights turn right onto the A53 Buxton Road. Follow this road for a short distance proceeding straight ahead at the small traffic lights and take fifth turning left into Novi Lane. Follow this road for a short distance where the property is located 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

B

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