



Limes Court, Novi Lane

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

4 Limes Court

Novi Lane
Leek, Staffordshire
ST13 6NX

This substantial newly built detached property is located in what is a well established and private residential area, being convenient for local shops, schools and other amenities and for travelling into the town centre.

The property has been built to a high specification with generous sized three double bedroomed accommodation with an en-suite facility off the main bedroom and has off road parking facilities and a private rear garden.

The property has integrated appliances and enjoys the benefit of gas central heating and Upvc double glazing.

Internal inspection is most strongly recommended.

*Offered For Sale with No Upward Chain Involved

Offers in the region of: £255,000



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Council Tax
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Leek Office - 01538 383344



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Accommodation



Entrance Hall

With wooden flooring. Radiator.

Cloakroom

With WC and wash basin. Radiator. Tiled flooring.

Open Plan Living Room with adjoining Kitchen Area:

Living Area 16'0" x 13'9" (4.88m x 4.19m)

Kitchen Area 11'9" x 7'10" (3.58m x 2.39m)

Fully fitted with an attractive range of units consisting of sink unit, base units and stone working surfaces. Plumbing for automatic washing machine, integrated dishwasher and split level cooker. Part tiled walls. Gas central heating boiler.

Stairs to Landing

With fitted carpet.

Bedroom One 16'0" x 8'11" (4.88m x 2.72m)

With oak effect wooden flooring. Radiator.

Bedroom Two 8'11" x 9'5" (2.72m x 2.87m)

With oak effect wooden flooring. Radiator.

Bathroom

With suite comprising bath with shower attachment over, wash basin and w.c. Heated towel rail. Tile effect plastic flooring.





Stairs to Second Floor Master Bedroom

17'4" x 12'0" (5.28m x 3.66m)

With wooden flooring. Radiator. Three double glazed roof lights.

En-suite Shower Room

With shower cubicle, wash basin and wc. Heated towel rail. Tiled effect flooring.

Outside

Tarmac forecourt provides off road parking facilities with two allocated parking spaces and a visitors space. Reasonable sized lawned rear garden and paved patio.

Viewing

Strictly by appointment only Bury & Hilton at Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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