



Limes Court, Novi Lane

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

2 Limes Court

Novi Lane
Leek, Staffordshire
ST13 6NX

- ◆ A substantial newly built detached property located in a well established and private residential area.
- ◆
- ◆ The property is located on a small select development of just four dwellings and is located in a convenient position for shops, schools and other amenities.
- ◆
- ◆ The property has been built to a high specification with integrated appliances, generous sized three double bed roomed accommodation with en-suite facility off the main bedroom, with two allocated off street parking spaces and private rear garden.
- ◆
- ◆ Inspection strongly recommended.
- ◆
- * Offered with No Upward Chain involved.

Offers in the region of: £259,950



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Council Tax
Band

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Leek Office - 01538 383344



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Accommodation



Entrance Hall

Radiator. Oak wooden flooring. Store off under stairs.

Cloakroom

With w.c and wash basin. Radiator.

Lounge 17'8" x 10'5" (5.38m x 3.18m)

With oak wooden flooring. Radiator. Wall mounted TV bracket. Patio windows leading to rear garden.

Kitchen Area 13'4" x 10'6" (4.06m x 3.20m)

Fully fitted with a comprehensive range of units consisting of sink unit, base units, Quartz working surfaces, wall cupboards with integrated dishwasher and split level cooker. Plumbing for automatic washing machine. Gas central heating boiler. Radiator.

Stairs to Landing

Fitted carpet.

Bedroom One 17'7" x 11'4" max (5.36m x 3.45m max)

With wooden flooring. Radiator.

Bedroom Two 12'1" x 7'8" (3.68m x 2.34m)

With wooden flooring. Radiator.

Bathroom

With suite comprising bath, wash basin, w.c., shower fitment. Heated towel rail. Tiled effect plastic flooring.

Stairs to Second Floor Landing

Fitted carpet.





AWAIT FLOORPLAN

Master Bedroom 13'10" x 10'9" (4.22m x 3.28m)

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

En-suite Shower Room

With suite comprising shower cubicle, wash basin and w.c. 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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