



Limes Court, Novi Lane, Leek, ST13 6NX
£1,190 pcm

Whittaker Est. 1930
& Biggs

Limes Court Novi Lane

Leek, ST13 6NX

Whittaker & Biggs are pleased to offer to the rental market this three bedroom new build property. Living space is comprised of a hallway, sitting room, dining kitchen and wc to the ground floor; to the first floor are two bedrooms and a family bathroom; the second floor comprises a third bedroom with ensuite shower room. The kitchen benefits from integrated appliances that include a gas hob, extractor hood, electric fan assisted oven and dishwasher. The home is heated by a Glow Worm combi boiler and has double glazing throughout. Externally to the frontage, there is a communal parking area with two parking spaces allocated to the property and access to the rear of the property. To the rear, the south facing garden will be mainly laid to an astro turf lawn with a paved patio. A viewing is highly recommended to appreciate the accommodation on offer.

Please call Whittaker & Biggs today to book a viewing on 01538 372006.

The property is to be let on a twelve month shorthold tenancy agreement initially which can then be extended on a month by month basis at a rental of £1,190pcm with £1,190 deposit payable at the commencement of the tenancy. Available immediately.

Situation

Ideally located on the outskirts of the town, this spacious family home is ideally positioned for local amenities and within walking distance of the local schools.



Ground Floor

Hallway

Composite double glazed door to the side elevation into the hallway, UPVC double glazed window to the frontage, radiator, stairs to the first floor, understairs storage.

WC 6' 1" x 2' 10" (1.85m x 0.86m)

UPVC double glazed window to the frontage, radiator, low level wc, vanity wash hand basin with mixer tap.

Sitting Room 17' 8" x 10' 5" (5.39m x 3.18m)

UPVC double glazed window to the frontage, UPVC double glazed French doors to the rear, radiator, TV bracket.

Kitchen/Diner 13' 6" x 10' 9" (4.12m x 3.27m)

Two UPVC double glazed windows to the rear, units to the base and eye level, quartz style worktop, integral Lamona gas hob, integral Lamona electric fan assisted oven, extractor hood, stainless steel undermount sink and a half with a chrome mixer tap, integral Lamona dishwasher, space and plumbing for a washing machine, space for a fridge freezer, composite double glazed door to the side elevation, inset ceiling spotlights, space for table and chairs.

First Floor

Landing First Floor

UPVC double glazed window to the side and two to the front elevation, radiator, stairs to the second floor.

Bedroom Two 17' 8" x 11' 5" (5.38m x 3.49m) max measurement

UPVC double glazed window to the frontage, one to the rear, radiator.

Bedroom Three 12' 1" x 7' 10" (3.69m x 2.38m)

UPVC double glazed window to the rear, radiator.

Bathroom 6' 11" x 6' 6" (2.10m x 1.97m)

UPVC double glazed window to the rear, panelled bath, chrome mixer tap with shower attachment, glass shower screen, pedestal wash hand basin with chrome mixer tap, low level wc, chrome ladder radiator, part tiled, inset ceiling spotlights, extractor fan.

Second Floor

Landing Second Floor

UPVC double glazed window to the side, inset ceiling spotlights.

Bedroom One 13' 10" x 10' 10" (4.21m x 3.29m)

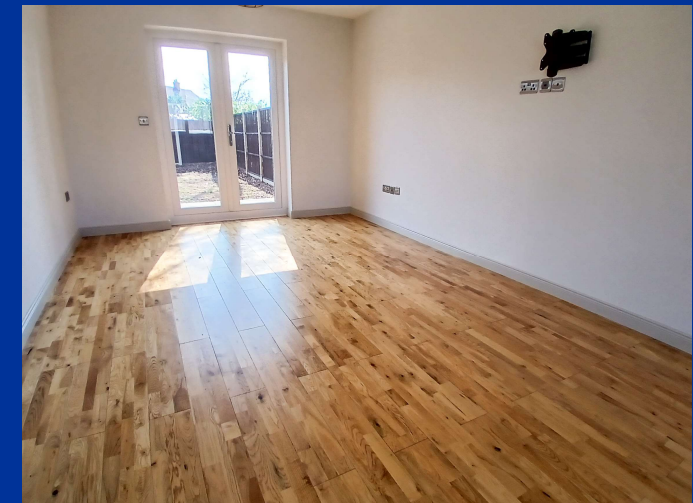
Two Velux skylights to the rear, radiator.

En-suite 10' 10" x 5' 11" (3.29m x 1.81m)

Velux skylight to the front, shower enclosure with chrome fittings and rainfall shower head, vanity wash hand basin with chrome mixer tap, built in shelving, low level wc, white ladder radiator, extractor fan.

Externally

To the frontage paved footpath and well stocked border. Two allocated parking spaces in communal parking area. To the rear is south facing, mainly laid to lawn, paved patio, fenced boundary.



Note:

Council Tax Band: tbc

EPC Rating: B









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 the fifth turning left into Novi Lane. Follow this road for a short distance where the property is located on the left hand side with a car parking area in front.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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