



Lime House, 1a, Lime Grove, Shavington – CW2 5DQ

Guide Price **£425,000**



in association with



Lime House, 1a, Lime Grove

Shavington, Crewe

A VERY STYLISH AND INDIVIDUAL DETACHED HOUSE WITH A SOUTH WEST FACING REAR GARDEN, NESTLED WITHIN A TRANQUIL CUL DE SAC IN SHAVINGTON VILLAGE

DESCRIPTION

This stylish detached house is constructed on recessed pointed brick under a tiled roof and approached over a block paved drive to a car parking and turning area. The house has been intelligently designed by renowned local architects and constructed by W. Tonks a family run business with a long held specialisation in new build properties.

The house extends to about 1,700 square feet and offers a good blend of well appointed accommodation tucked away in a lovely village position.

LOCATION AND AMENITIES

Shavington has always proved to be a popular location with both primary and secondary education in the village. The historic market town of Nantwich (2.5 miles) and Crewe (2 miles) are within easy reach. The M6 motorway (junction 16) is 6 miles.



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DIRECTIONS

From Nantwich, proceed along the A51 London Road, continue over the level crossings and straight on at the traffic lights, at the major roundabout take the fourth exit onto Newcastle Road, continue past The Elephant public house and at the next set of traffic lights, turn left onto Crewe Road, proceed for 500 yards and the entrance to Lime Grove is located on the left hand side.



SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Kitchen/Dining Room, Utility Room, Landing, Principle Bedroom Suite comprising Bedroom, Dressing Room and Shower Room, Two Further Bedrooms, Study/Bedroom No. 5, Second Floor Landing, Bedroom and Shower Room, Gas Central Heating, uPVC Double Glazed Windows, Detached Double Garage, Car Parking Space, Garden.

ENTRANCE PORCH

RECEPTION HALL

14' 5" x 5' 8" (4.39m x 1.73m)

Inset mat well, oak strip floor, understairs store.

CLOAKROOM

5' 8" x 4' 6" (1.73m x 1.37m)

White suite comprising vanity unit with inset handbasin, low flush W/C, oak strip floor.

LIVING ROOM

17' 5" x 11' 4" (5.31m x 3.45m)

Two wall lights, two double glazed windows.

KITCHEN/DINING ROOM

23' 2" x 14' 6" (7.06m x 4.42m)

A bespoke fitted kitchen comprising floor standing cupboard and drawer units with Corian worktops, wall cupboards, island unit/breakfast bar with Corian work surface, stainless steel one and half bowl sink unit, AEG double oven and 5 burner gas hob unit with extractor hood above, integrated dishwasher, refrigerator and freezer, inset ceiling lighting, double glazed window, double glazed picture windows and French windows to rear garden, laminate flooring.

UTILITY ROOM

8' 3" x 5' 2" (2.52m x 1.58m)

Floor standing cupboard and drawer units, wall cupboards, Worcester gas fired central heating boiler.

STAIRCASE

A feature light oak staircase with toughened glass balustrades leads to the first floor and continues to the second floor.



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PRINCIPLE BEDROOM SUITE COMPRISING

18' 3" x 6' 7" (5.56m x 2.01m)

BEDROOM

11' 7" x 10' 10" (3.53m x 3.30m)

DRESSING ROOM

8' 0" x 4' 8" (2.44m x 1.42m)

Fitted wardrobes with sliding doors.

SHOWER ROOM

8' 0" x 3' 6" (2.44m x 1.07m)

White suite comprising low flush W/C and vanity unit with inset hand basin, walk in shower with rain head shower, tiled floor, fully tiled walls.

BEDROOM NO. 3

12' 1" x 11' 4" (3.68m x 3.45m)

Built in triple wardrobe with sliding doors.

BEDROOM NO. 4

11' 5" x 9' 8" (3.48m x 2.95m)

SNUG/BEDROOM NO. 5

9' 4" x 8' 0" (2.85m x 2.44m)

BATHROOM

7' 8" x 7' 4" (2.34m x 2.24m)

White suite comprising bath with shower over, low flush W/C and vanity unit with twin basins, lit mirror fitting.

SECOND FLOOR LANDING

11' 5" x 6' 3" (3.48m x 1.91m)

Double glazed roof light.

BEDROOM NO. 2

14' 4" x 11' 6" (4.37m x 3.51m)

Vaulted ceiling with inset lighting, double glazed window with shutters, eaves storage.



**BAKER
WYNNE &
WILSON**

SHOWER ROOM

8' 2" x 6' 8" (2.49m x 2.03m)

White suite comprising low flush W/C and vanity unit, walk in shower with rain head shower and hand held shower, mirror fitting.

OUTSIDE

Brick built tiled roof DETACHED DOUBLE GARAGE 15'6" x 18'0", electrically operated rollover door, double glazed window, power and light. Block paved car parking area. Pedestrian access gates to both sides of the house. Two outside taps. Exterior lighting.

GARDEN

The rear garden extends to 32 feet and enjoys a South West facing aspect with an Astro turf lawn and deck.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

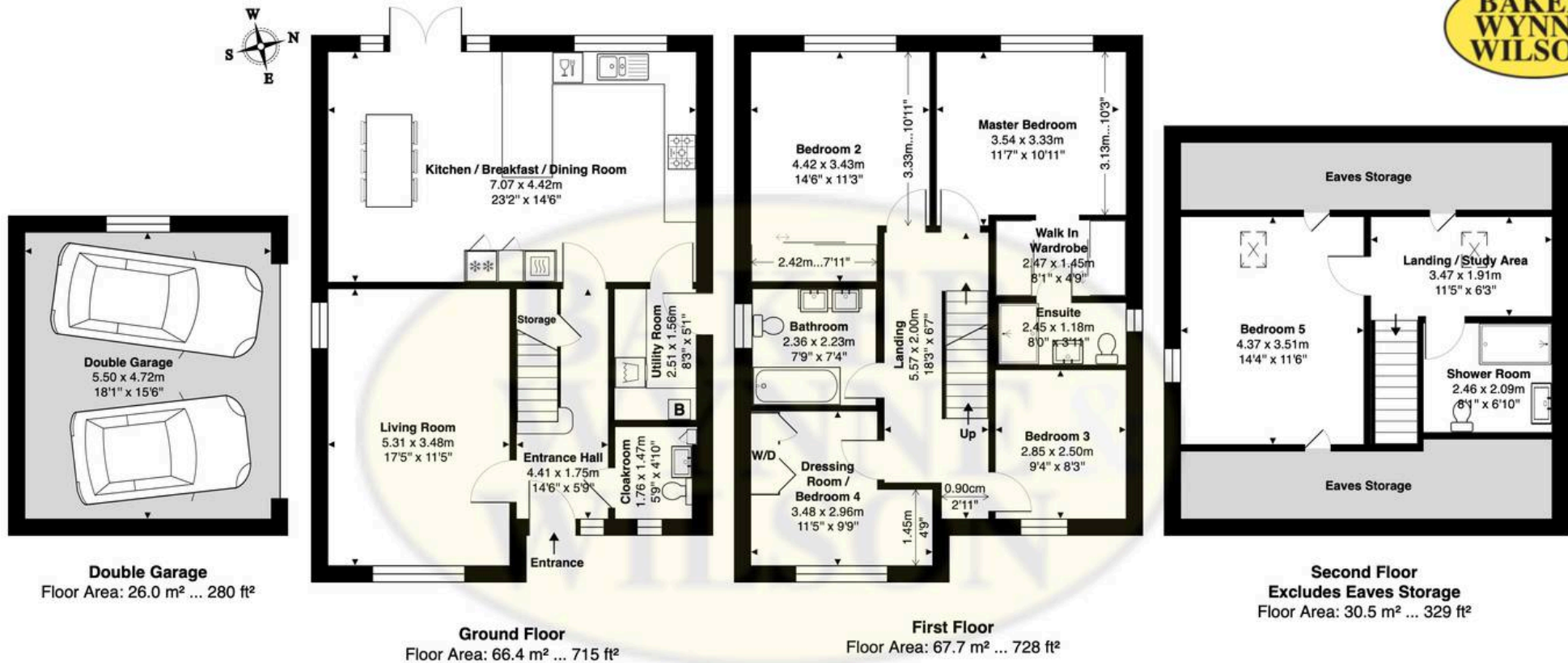
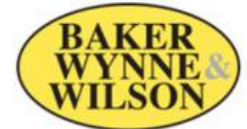
COUNCIL TAX

Band E.

VIEWINGS

By appointment with Baker, Wynne & Wilson.





1A LIME GROVE, SHAVINGTON, CREWE, CHESHIRE, CW2 5QD

Approximate Gross Internal Area: 190.6 m² ... 2051 ft² (Including Double Garage, excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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