

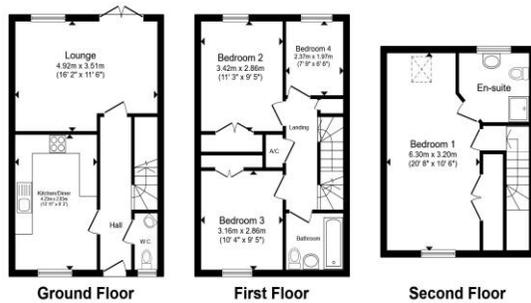


**The Limes, Uttoxeter. ST14 7FA**

welcome to

## The Limes, Uttoxeter

Bagshaws Residential are delighted to market this three storey modern end town house with side drive, garage and enclosed rear garden and internally comprising: lounge, kitchen diner, to the first floor three bedrooms and family bathroom and to the second floor main bedroom one and en suite.



Total floor area 109.0 m<sup>2</sup> (1,173 sq.ft.) approx.  
This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by [www.propertybox.co](http://www.propertybox.co)



Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

With central heating radiator with cover; wood effect flooring; stairs to the first floor accommodation; doors off to:

**Guest Cloakroom:**

Having low level wc; wash hand basin; double glazed window to the front elevation; central heating radiator with cover.

**Kitchen Diner:**

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with four ring gas hob and cooker hood over; plumbing for dishwasher and washing machine; integrated fridge freezer; central heating boiler; central heating radiator; complementary tiling; double glazed windows to the front and side elevations.

**Lounge:**

16' max x 11' 4" ( 4.88m max x 3.45m )  
Having double glazed window to the rear elevation; double glazed French doors leading out to the rear garden; feature fire and surround; two central heating radiators.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With storage cupboards; doors off to:

**Bedroom Two:**

11' 3" x 9' 3" ( 3.43m x 2.82m )  
With double glazed window to the rear elevation; central heating radiator; wall panelling; storage cupboard.

**Bedroom Three:**

10' 4" x 9' 4" ( 3.15m x 2.84m )  
Having double glazed window to the front elevation; built in wardrobe; central heating radiator.

**Bedroom Four:**

7' 7" x 6' 5" ( 2.31m x 1.96m )  
With double glazed window to the rear elevation; built in wardrobes; central heating radiator.

**Family Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin and low level wc set in a vanity unit; complementary tiling; heated towel rail; double glazed window to the front elevation.

**Stairs Leading To:**

**Second Floor Landing:**

With central heating radiator; built in shelving; door to:

**Main Bedroom One:**

20' 3" x 10' 5" max ( 6.17m x 3.17m max )  
Part Restricted Head Height. Having double glazed window to the front elevation; sky light window to the rear elevation; two central heating radiators; built in wardrobes; door leading into:

**En Suite:**

Part restricted head height. Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; central heating radiator; complementary tiling; double glazed window to the rear elevation; wood effect flooring.

**Garage:**

Not measured. With up and over door; side personal door; power and lighting.

**Gardens:**

Landscaped frontage with shrub plantings and hedge boundary and driveway to the side providing parking leading to the garage. The rear garden has lawned area, raised timber decked area with steps, further decked area and timber fenced boundaries.

**Please Note**

Photographs may have been taken using a wide angle lens.



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## The Limes, Uttoxeter

- Modern Three Storey End Town House
- Second Floor Main Bedroom with En Suite
- Three Further Bedrooms. Family Bathroom. Guest Cloakroom
- Lounge Diner. Kitchen
- Drive. Garage. Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110087 - 0003

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Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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