



78 Limekiln Lane, Lilleshall, Newport. Offers in the region of **£575,000**

If you are looking for a spacious, 5 Bedroom family home in a sought after village location with a large, private rear garden and countryside views, then this is the property for you! Occupying an extremely generous plot and boasting a Detached Double Garage and ample driveway parking, the well-proportioned layout spans two floors, with Bedrooms and Bathrooms upstairs and spacious living areas downstairs. Having been recently updated, improvements include a new roof, a contemporary Master En-suite (with bath and separate shower) and double-glazed windows and doors throughout. Offering a stunning terrace off the Master Bedroom from which to enjoy views over the expansive garden and beyond, there is also a plethora of storage space and the versatile layout means that it can be tailored according to your own style of living.

Briefly comprising Entrance Hallway, 5 Bedrooms, Master En-suite and Family Bathroom, stairs lead down to the ground floor which benefits from a good-sized Breakfast Kitchen, Utility Room, Downstairs W.C., Garden Room, Dining/Family Room, Lounge and Study/Playroom. Externally, the mature, landscaped gardens feature a variety of terrains including extensive lawns, a barked area and several options for entertaining and relaxing. Mains gas C.H., uPVC D.G. Council tax band F. EPC Rating C.

78 Limekiln Lane Lilleshall Newport Shropshire

Property entered via
part-glazed composite door into

Entrance Hallway
Providing access to all Bedrooms and Family Bathroom. Stairs down to Breakfast Kitchen, Utility Room, Downstairs W.C. and reception rooms. Built-in storage cupboards.

Master Bedroom 17' 7" x 12' 11" (5.36m x 3.93m) (max)
Double uPVC French doors to patio area and rear garden.

Master En-suite 9' 8" x 7' 11" (2.94m x 2.41m)

Bedroom 2 12' 6" x 12' 1" (3.81m x 3.68m) (max)

Bedroom 3 12' 1" x 9' 0" (3.68m x 2.74m) (min)
Built-in wardrobes.

Bedroom 4 12' 7" x 7' 6" (3.83m x 2.28m) (min)
Built-in wardrobes.

Bedroom 5 9' 8" x 9' 5" (2.94m x 2.87m)

Family Bathroom 9' 7" x 7' 11" (2.92m x 2.41m) (max)
Built-in storage cupboards.

Downstairs to
ground floor accommodation.

Breakfast Kitchen 16' 2" x 11' 9" (4.92m x 3.58m)

Utility Room 2' 7" x 5' 8" (0.79m x 1.73m)
Space and plumbing for dishwasher.

Downstairs W.C. 4' 8" x 3' 1" (1.42m x 0.94m)

Garden Room 11' 4" x 9' 11" (3.45m x 3.02m) (max)
Space and plumbing for washing machine. Part-glazed uPVC door to the rear garden.

Dining/Family Room 17' 10" x 14' 1" (5.43m x 4.29m) (max)
Fully glazed uPVC sliding doors to the rear garden.

Lounge 16' 8" x 13' 9" (5.08m x 4.19m) (max)

Study/Playroom 13' 10" x 8' 4" (4.21m x 2.54m) (max)
Door to useful understairs cupboard and additional shallow storage cupboard.

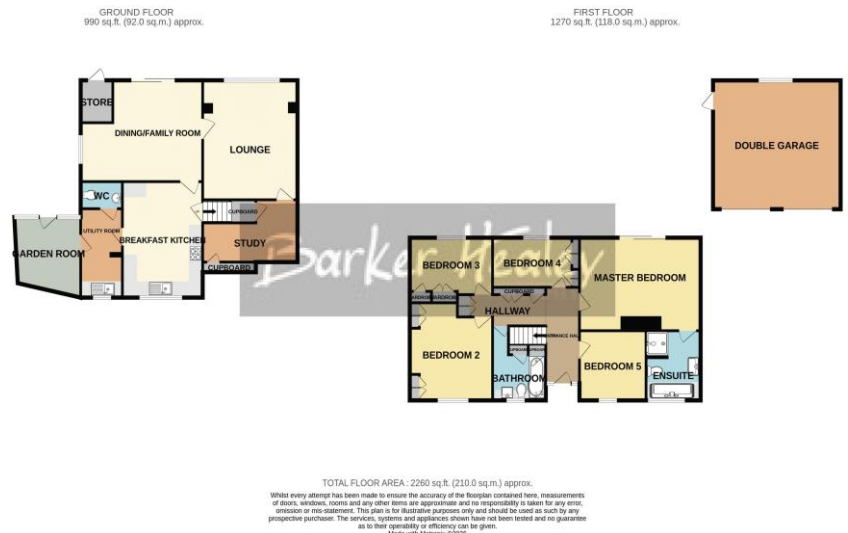
Externally

To the front is a gravelled front garden edged with a selection of plants and shrubs, with a paved pathway leading to the front door. The large tarmac driveway offers ample parking space for several vehicles and leads to the Detached Double Garage. A wooden pedestrian gate allows access to the rear garden.

The rear garden features mature trees, hedges and shrubs which line the perimeter of the expansive lawned area. Several mature borders contain a selection of established plants which line the landscaped terraces and access to the both floors of the property may be gained via paved pathways. In addition, there is a barked children's play area, together with paved seating and entertaining spaces. The external brick-built store adjoins the property and may be entered from the garden.

Detached Double Garage 18' 7" x 17' 11" (5.66m x 5.46m)
Two up and over doors to the front. Electric power and lighting.

Store 5' 10" x 4' 5" (1.78m x 1.35m)
Accessed from the rear garden. Electric lighting and power.



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