



1 Limes Court  
Novi Lane, Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 1 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 briefly comprises: Entrance Hall, W.c, Kitchen / Diner and Living Room to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Master Bedroom with En-Suite to the second floor.
- \* The property has been built to a high specification with integrated appliances, generous sized three double bedoomed accommodation with En-suite facility off the main bedroom, with two allocated off street parking spaces and private rear garden.
- \* Offered For Sale with No Upward Chain involved.
- \* Inspection strongly recommended.

**Asking Price: £247,500**



**3**



**1**



**2**



**B**



Leek Office - 01538 383344



leek@buryandhilton.co.uk



# Accommodation



## Entrance Hall

Radiator. Stairs off. Understairs storage.

## W.c

W.c. Wash basin. Radiator. Tiled floor.

## Kitchen / Diner

Wall and base units. Sink unit with drainer and mixer tap. Gas hob, electric oven and extractor unit above. Wall mounted boiler. Side door. Radiator. Tiled floor. Integrated dishwasher. **Spotlights**.

## Living Room

Radiator. Double doors to rear.

## Landing Area

Radiator. Stairs off.

## Bedroom

Radiator.

## Bedroom

Radiator.

## Bathroom

Bath with feeder shower. W.c. Wash basin. Heated towel rail.

## Landing Area

Spotlights. Storage to eaves.

## Master Bedroom

Radiator. Sky light x 2.

## En-Suite

Shower cubicle. W.c. Wash basin with storage unit below. Sky light. Heated towel rail. Spotlights.

## Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

## Services

Mains water, electricity, gas and drainage.

## Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



#### **Council Tax Band – E**

**Broadband & Mobile Connectivity:** ; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.

#### **Tenure & Possession**

We understand the tenure is freehold and vacant possession will be given on completion.

#### **Local Authority**

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

#### **Method of Sale**

The property is offered by Private Treaty

#### **Agents Note:**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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