



**The Limes, Uttoxeter, Staffs ST14 7FA**  
£627 per calendar month    Deposit £700

**GENERAL DESCRIPTION**

A modern, deceptively spacious 3 bedroom town house offering luxury accommodation in a convenient location.

Situated in a cul-de-sac, this property offers 3 bedrooms (1 en suite), family bathroom, fitted kitchen, sizeable lounge/diner, downstairs cloaks/w.c. Available with fitted carpets throughout (cushioned linoleum flooring to kitchen) and curtains/blinds to windows. Patio doors and windows are UPVC double glazed with GCH throughout.

There is a private garden to the rear of the property with off road parking for 2 vehicles.

Located near the centre of Uttoxeter the property is ideal for commuters having excellent links to major routes, with the A50 just minutes away.

## **ACCOMMODATION**

### **GROUND FLOOR**

ENTRANCE HALL/CORRIDOR with fitted carpet and telephone point, stairs off to first floor and doors leading to;

DOWNSTAIRS CLOAKS; with white suite comprising vanity wash hand basin and low level w.c..

KITCHEN (10'2" x 8'): Fitted with a good range of eye and base level units in a beech finish & dark grey roll edge work surface, integrated gas hob & electric convection oven under with stainless steel extraction canopy. Plumbing for washing machine and allocated space for fridge/freezer. Also having free standing silver fridge freezer. Cushioned linoleum flooring.



LOUNGE / DINER (16' x 12'11"): A spacious room with patio doors leading to garden. Under stairs storage cupboard. Fitted carpet and TV point.

### **FIRST FLOOR**

Staircase from entrance hall leading to landing with doors off to:-

BEDROOM 2 (12'11" x 10'8"): With fitted carpet, telephone point and window to rear aspect.

BEDROOM 3 (12'11 x 10'3" max): An L shaped room having fitted carpet, and window to front aspect.

FAMILY BATHROOM: Having white suite comprising low level WC, pedestal wash hand basin with tiled splash back, and panelled bath with electric 'Mira' shower over. Door leading to cupboard containing hot water cylinder.

### **SECOND FLOOR**

MASTER BEDROOM (24'10" x 12'11") With fitted carpet, velux and dormer windows, BT and TV points.

EN SUITE comprising white suite of low level w.c., pedestal wash hand basin and shower cubicle.

### **OUTSIDE**

There is a small lawned area to the front of the property with a private, secure garden to the rear.

Off road parking for 2 vehicles at the front of the property

**VIEWING: By appointment through Dove Property Management**