



THE HOMES GROUP



Lime Court, Wigmore, ME8 0LP  
Offers in excess of £375,000 Freehold



The Homes Group are proud to present to the market this unique modern detached home built in 2017 located in a tree lined no through road which is within walking distance of Kings Frith Park in the sought after Wigmore area.

Accessed via a gated block paved driveway this beautifully presented house feels like a show home. The entrance hall has doors leading to the living room and conservatory which overlook the rear garden, the fully fitted kitchen, cloakroom and the study which would make a great office.

The stairs to the first floor are also located in the hall and lead to landing large enough for the current owners to have a desk. From the landing there are doors leading to the two double bedrooms and bathroom. The main bedroom has its own en-suite shower room and each of the bedrooms and bathrooms have at least one skylight plus the bedrooms & landing also have access to the eaves storage area.

The 35' x 30' low maintenance garden to the rear has an artificial lawn, a flagstone patio and a summerhouse / garden room which is used as a bar and gym area and has been the office too.

**Entrance Hall**

17'1 x 6'4 (5.21m x 1.93m)

**Living Room**

16'8 x 11'5 (5.08m x 3.48m)

**Conservatory**

10'10 x 7'7 (3.30m x 2.31m)

**Kitchen**

10'9 x 8'1 (3.28m x 2.46m)

**Study/Office**

8'2 x 5'7 (2.49m x 1.70m)

**Cloakroom**

**Landing**

**Bedroom One**

14'6 x 8'5 (4.42m x 2.57m)

**En-Suite Shower Room**

**Bedroom Two**

14'6 x 8'1 (4.42m x 2.46m)

**Bathroom**

**Rear Garden**

35' x 30' (10.67m x 9.14m)

**Summerhouse**

16' x 7'8 (4.88m x 2.34m)

**Gated Driveway**

**Tenure - Freehold**

**Council Tax - Band E**

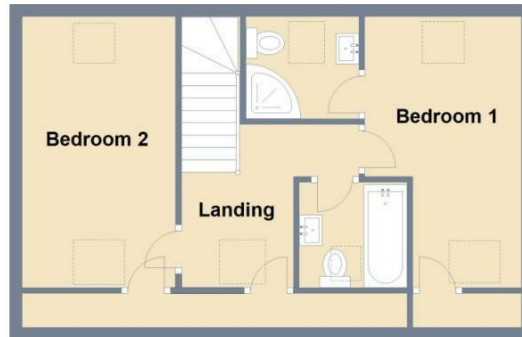




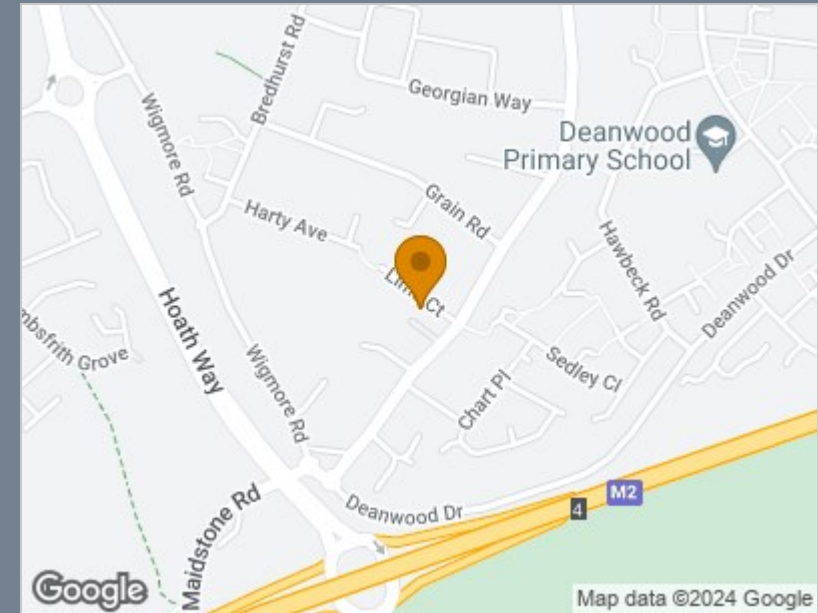
**Ground Floor**  
Approx. 49.3 sq. metres (530.2 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 85.2 sq. metres (917.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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