



60 Lime Grove, Newark, NG24 4AH

£165,000

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PARTNERS**

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A traditional mid terrace two bedroom period town house situated in this very popular, pleasant and well established residential area.

The property offers well presented living accommodation with two reception rooms, kitchen and a useful room currently used as a home office on the ground floor. Moving to the first floor there are two double bedrooms, and a family size bathroom with bath and a separate shower cubicle. The central heating system is gas fired and the windows are double glazed throughout. The central heating boiler was replaced in 2016.

Outside at the rear is a beautiful enclosed patio and garden area which is south-west facing and there is an outlook onto tennis courts to the rear of the property. The property is well maintained and has been nicely decorated. Ideal for a first time buyer or a young family seeking a quality home close to Newark town centre and a range of excellent local amenities. Permit parking is normally available for residents.

Lime Grove is an attractive tree lined street situated just off London Road and within a few minutes walking distance of Newark town centre. There are two railway stations in Newark, both easily accessible from the property with services from Newark Northgate to London King's Cross with journey times in the region of 1 hour 20 minutes and the north. Newark Castle provides regular services to Lincoln and Nottingham. The town centre provides a range of facilities including an M&S food hall, Morrisons, Asda, Aldi and Waitrose supermarkets. There are a range of facilities around the town square including local independent shops, boutiques, restaurants and cafes. The 12th Century Castle, riverside areas, the Georgian market place and St Mary's Church are attractive features of the town which has great historic interest. Also within the town there is the National Civil War Centre and the Palace Theatre. Newark has primary and secondary schooling of good repute. The general hospital is located nearby on Boundary Road.

This traditionally built terrace house is constructed with brick elevations under a slate roof covering. The living

accommodation is arranged over two levels and can be described in further detail as follows:

GROUND FLOOR

SIDE ENTRANCE PASSAGE

Which is shared with the neighbouring property, uPVC double glazed entrance door.

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM

12'11 x 12' (3.94m x 3.66m)



Fireplace with wooden mantel, tiled hearth and multi-fuel stove. Double glazed window to the front elevation, TV point and phone point. Double panel radiator. In the fireside recess is a range of built in bespoke made wooden storage including storage chest cupboard with shelving over. Exposed and varnished floorboards.

DINING ROOM

12'11 x 12'4 (3.94m x 3.76m)



With wood effect laminate flooring, double glazed window to the rear elevation, double panelled radiator. Useful under stairs storage cupboard with power point and shelving.

KITCHEN

9'6 x 7'10 (2.90m x 2.39m)



Fitted with attractive gloss white units comprising base cupboards, drawers, worktops, inset stainless steel one and a half bowl sink and drainer with mixer tap and a range of wall cupboards. Fitted appliances include a gas hob and a

new Hotpoint electric oven. There is space for two free standing appliances, tiling to the splashbacks and extractor. Double glazed window and door giving access to the rear garden.

HOME OFFICE

8'3 x 7'7 (2.51m x 2.31m)



With wood effect laminate flooring, double glazed window to the side elevation and French doors to the rear. TV point, double panel radiator and a built in cupboard. Whilst the useful room is currently used as a home office it could alternatively be used as a breakfast room or children's play room.

FIRST FLOOR

BEDROOM ONE

12'10 x 12'4 (3.91m x 3.76m)



With built in wardrobe, cupboard and cupboard containing the combination gas fired central heating boiler fitted in 2016. Radiator, original cast iron fireplace, tv point, double glazed window in the rear elevation, exposed and varnished floorboards.

BEDROOM TWO

13'9 x 8'3 (4.19m x 2.51m)



With double glazed window to the front elevation and a double panel radiator.

FAMILY BATHROOM

9'8 x 8'1 (2.95m x 2.46m)



With original floorboards, double glazed window to the front. White suite comprising panelled bath, shower cubicle with screen doors, tiled walls and electric shower, low suite WC, pedestal wash hand basin. Part tiled walls, radiator.

OUTSIDE

There is a walled frontage to the property and a paved and gravelled front area. The rear garden is enclosed with a paved patio connecting to the rear of the house, borders with shrubs and a lawned area extending to the rear boundary enclosed with wood panelled fencing. There is an outlook onto tennis courts beyond the rear boundary.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with the gas combination boiler fitted in 2016 situated in bedroom one.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A

Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 sq. feet)

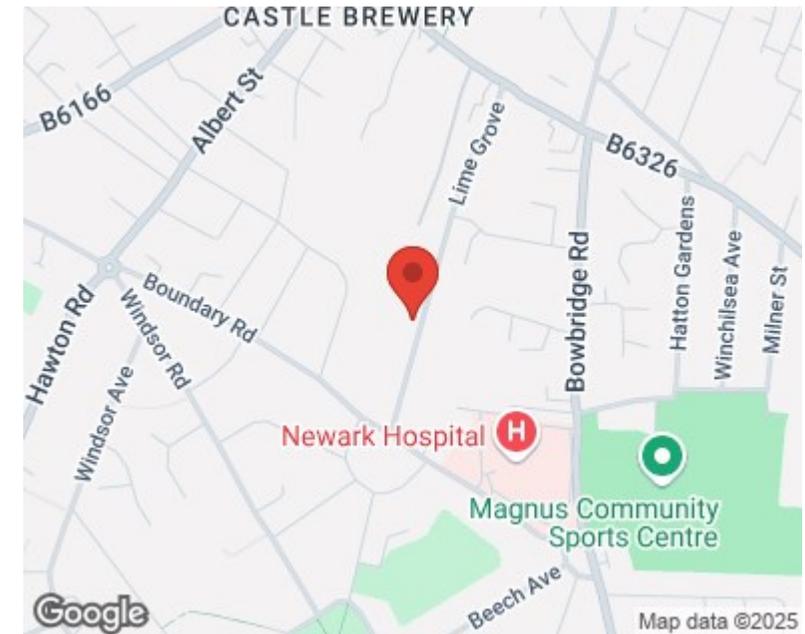
First Floor

Approx. 37.7 sq. metres (406.8 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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