



Lime Grove, Newark

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OLIVER REILLY



Lime Grove, Newark

- SPACIOUS TERRACE HOME
- STYLISH MODERN DESIGN
- CONTEMPORARY KITCHEN & BATHROOM
- RESIDENTS PERMIT PARKING AVAILABLE
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- PRIVATE ENCLOSED REAR GARDEN
- Tenure: Freehold EPC 'E'

Guide Price: £180,000 -£190,000. WHAT A CHARMER...!

Conveniently positioned on one of Newark's most popular tree-lined residential locations stands an eye-catching period terrace home. Perfectly positioned within walking distance into the Town Centre. Surrounded by heaps of excellent local amenities and transport links, with the A46 and A1 corridors both close-by. This delightful home offers DECEPTIVELY SPACIOUS and attractive contemporary accommodation, combined with a vast array of retained original features. The spacious layout comprises: Entrance hall, generous bay-fronted dining room with an exposed feature fireplace, separate lounge, a stylish modern kitchen with integrated appliances and an equally tasteful three-piece bathroom. The first floor benefits from THREE WELL-PROPORTIONED BEDROOMS. Externally, the property enjoys a private and low-maintenance rear garden. Fully enclosed, with an integrated external utility store and an unspoiled outlook behind. Residents permit parking is available on-street for up to two vehicles. Further benefits of this charismatic period home include uPVC double glazing throughout and gas fired central heating. PREPARE TO FEEL AT HOME! This marvellous residence has everything you could want... and more!

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ENTRANCE HALL:

4'4 x 3'1 (1.32m x 0.94m)

Accessed via a secure and obscure hardwood side entrance door. With tiled flooring, stairs rising to the first floor, a ceiling light fitting and double panel radiator. Access into both spacious reception rooms.

BAY-FRONTED DINING ROOM:

15'1 x 12'5 (4.60m x 3.78m)

A LOVELY BAY-FRONTED RECEPTION ROOM. Providing stylish Herringbone laminate flooring. A walk-in bay with uPVC double glazed window to the front elevation. Central feature fireplace housing an inset gas fire (not tested) with lovely tiled hearth and decorative wooden surround. Picture rails. Two low-level storage cupboards. One of which houses the electrical RCD consumer unit and electricity meter. Ceiling light fitting and double panel radiator. Max measurements provided.

LOUNGE:

12'6 x 12'2 (3.81m x 3.71m)

A GENEROUS RECEPTION ROOM. Providing Herringbone laminate flooring, a fitted storage cupboard with sliding doors and shelving above. Ceiling light fitting, picture rails, a double panel radiator, walk-in under stairs storage cupboard and a uPVC double glazed window to the rear elevation. Access into the modern kitchen.

CONTEMPORARY KITCHEN:

9'9 x 7'8 (2.97m x 2.34m)

OF ATTRACTIVE MODERN DESIGN. Providing continuation of the Herringbone laminate flooring. The stylish shaker style fitted kitchen hosts a range of fitted wall and base units with solid Quartz work surfaces over and up-stands. Under-counter lighting and a kickboard heater. Inset stainless steel sink with quartz routed drainer and chrome mixer tap. Integrated dishwasher, wine fridge and medium height 'ZANUSSI' electric double oven, with a separate four ring gas hob with stainless steel extractor hood above and splash back. Under counter provision for a fridge. Ceiling light fitting, loft hatch access point and double panel radiator. uPVC double glazed window to the side elevation. An obscure uPVC double glazed side door leads into the garden. Internal access into the ground floor bathroom.

GROUND FLOOR BATHROOM:

8'6 x 2'6 (2.59m x 0.76m)

Of attractive modern design. Providing vinyl flooring. A panelled bath with wall-inset chrome mixer tap, with mains shower facility, aqua boarding and a wall-mounted clear glass shower screen. Low-level W.C with medium height white walled brick-effect tiled splash backs, ceramic wash hand basin with chrome mixer tap, inset to a vanity storage unit, with partial walled white brick-effect tiled splash backs. Chrome heated towel rail, loft hatch access point, ceiling light fitting, hot water/ central heating thermostat and obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING:

8'5 x 5'6 (2.57m x 1.68m)

With carpeted flooring, an open-spindle balustrade, ceiling light fitting, smoke alarm and loft hatch. Access into all three bedrooms.





MASTER BEDROOM: 12'6 x 12'1 (3.81m x 3.68m)
 A DELIGHTFUL DOUBLE BEDROOM. Located to the rear of the property. Providing exposed wooden floorboards. A ceiling light fitting, double panel radiator, exposed cast-iron feature fireplace with inset tiled hearth. Fitted storage cupboard and separate over-stairs storage cupboard. TV point. uPVC double glazed window to the rear elevation.

BEDROOM TWO: 13'7 x 7'4 (4.14m x 2.24m)
 A further well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE: 9'8 x 8'6 (2.95m x 2.59m)
 A WELL-PROPORTIONED BEDROOM. Providing exposed wooden floorboards. A ceiling light fitting, double panel radiator and uPVC double glazed window to the front elevation.

EXTERNAL UTILITY STORE:
 Providing power and lighting. With plumbing/ provision for a washing machine and tumble dryer. Access to the gas fired boiler. Light fitting and obscure uPVC double glazed window to the side elevation.

EXTERNALLY:
 The front aspect provides a wall-enclosed frontage, with slate shingled front garden, with a low-level wrought iron access gate and concealed gas meter. A shared pathway leads to the side entrance door and to a secure wooden access gate, leading into the FULLY ENCLOSED and private rear garden. Of general low-maintenance, with a concrete pathway, partial slate borders and partial lawn area, with a raised decked seating space. Provision for a garden shed. Access into the integrated external store. Outdoor security light. Fully fenced side and rear boundaries. The garden retains a strong degree of privacy, with an unspoiled outlook behind. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.

RESIDENTS PERMIT PARKING:
 On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. Satellite TV and fibre broadband are also available to the immediate area.
 PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 864 Square Ft.
 Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'E'

Local Information & Amenities:
 This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.5 miles away). The property is positioned on a sought after street, with excellent access over to the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

Viewing Arrangements:
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
 Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
 These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

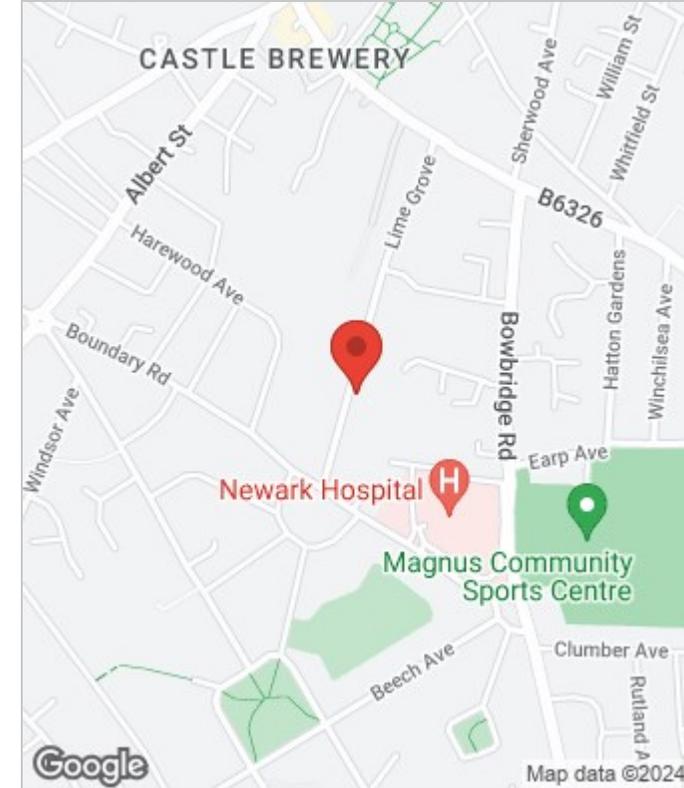




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

