



Mapledene, Lime Grove, Newark

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 OLIVER REILLY



Mapledene, Lime Grove, Newark

Offers in excess of £395,000

- SUBSTANTIAL DETACHED RESIDENCE
- TWO LARGE RECEPTION ROOMS
- GENEROUS BREAKFAST KITCHEN
- FIRST FLOOR SHOWER ROOM & EN-SUITE
- EXTENSIVE & PRIVATE 0.27 OF AN ACRE PLOT
- FOUR DOUBLE BEDROOMS
- PRIME & POPULAR CENTRAL LOCATION
- GF W.C & UTILITY
- ATTACHED GARAGE & OFF-STREET PARKING OPPORTUNITY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'F'

MAKE MAGNIFICENT MAPLEDENE... YOURS...!!!

This captivating and illustrious detached residence STANDS PROUD on a highly desirable tree-lined residential street, within the fashionable London Road vicinity. Enjoying a comfortable walk to Newark Town Centre. Surrounded by a hosts of excellent amenities and transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station. This eye-catching home occupies a FANTASTIC 0.27 OF AN ACRE PRIVATE PLOT. The property retains a high-degree of original features and holds an abundance of opportunity for a purchaser to MAKE THEIR OWN FOREVER HOME! The extensive internal layout spans in excess of 1,800 square/ft (garage included), comprising: Inviting reception hall, a large dining room with OPEN-ACCESS through to a GENEROUS BREAKFAST KITCHEN, an equally large conservatory, copious DUAL-ASPECT and BAY-FRONTED lounge, a separate utility room and ground floor W.C. The lovely galleried-style first floor landing hosts a modern shower room, FOUR WELL-PROPORTIONED BEDROOMS. Three of which provides EXTENSIVE FITTED WARDROBES and a contemporary en-suite shower room. Benefitting the WONDERFUL BAY-FRONTED and DUAL-ASPECT master bedroom. Externally, the extensive and fully private rear garden makes a HUGE STATEMENT. Captivated by PURE POTENTIAL and simply PERFECT for any growing family. The substantial space offers great scope for a substantial extension to the rear. Subject to relevant planning approvals. The front aspect is greeted with off-street parking opportunity via the low-maintenance frontage and dropped kerb. Giving access into an attached garage, with power and lighting. Further benefits of this marvellous character-filled home include majority uPVC double glazing and gas fired central heating. STEP INSIDE... This confidently CHARMING home. Enticing your inner-vision to take it to the NEXT LEVEL!



RECEPTION HALL: 16'10 x 6'5 (5.13m x 1.96m)

Accessed via an obscure painted hardwood front entrance door with obscure glazed side panels. Providing complementary laminate flooring, carpeted stairs rising to the first floor with an open-spindle balustrade. A ceiling light fitting, smoke alarm, three wall light fittings, a double panel radiator. Access into the lounge, breakfast kitchen and separate dining room.

DINING ROOM: 13'5 x 11'5 (4.09m x 3.48m)

A LOVELY and GENEROUS reception room with high ceiling. Providing laminate flooring, a ceiling light fitting, double panel radiator, TV point and a central feature fireplace, with provision for a freestanding electric fire, with exposed brickwork and a raised stone hearth with a decorative wooden surround. Inset wall shelving. Two uPVC double glazed windows to the front elevation. OPEN-ACCESS through to the breakfast kitchen.

GENEROUS BREAKFAST KITCHEN: 21'2 x 10'10 (6.45m x 3.30m)

Of an EXCELLENT proportion. Providing ceramic tiled flooring. The fitted kitchen hosts a range of solid wood wall and base units with marble-effect laminate roll-top work surfaces over and wall tiled splash backs. Inset black 1.5 bowl sink with mixer tap and drainer. Integrated medium height electric 'HOTPOINT' oven with separate four ring induction hob and concealed extractor hood above. Under counter plumbing/ provision for a washing machine, dishwasher and fridge. Three ceiling light fittings and a hardwood window to the rear elevation. An open-archway leads to the breakfast. dining area. Providing continuation of the ceramic tiled flooring. Hosting a fitted breakfast bar with tiled work surface and extensive fitted hardwood larder cupboards with display cabinets. Double panel radiator and ceiling light fitting. hardwood sliding doors give access into the large conservatory. Max measurements provided.

CONSERVATORY: 17'10 x 8'7 (5.44m x 2.62m)

Of timber framed construction with a sloped poly-carbonate roof. Providing tiled flooring, a ceiling light fitting, hardwood windows to the side and rear elevations. Hardwood sliding doors open out into the generous garden.

BAY-FRONTED LOUNGE: 20'10 x 12'10 (6.35m x 3.91m)

A WONDERFUL DUAL-ASPECT RECEPTION ROOM. Providing laminate flooring, a ceiling light fitting, two wall light fittings, two double panel radiators, a TV/satellite connectivity points and a central feature fireplace. Housing a gas fire, with a living flame, raised marble hearth and decorative wooden surround. Two uPVC double glazed windows to the side elevation and a large walk-in bay with uPVC double glazed windows to the front elevation. Access into the utility room. Max measurements provided. Into bay-window.

UTILITY: 8'3 x 6'10 (2.51m x 2.08m)

With tiled flooring, a ceiling light fitting, access to the electrical RCD consumer unit and alarm control panel. Plumbing/ provision for a washing machine and American-style fridge freezer. Hardwood double glazed French doors open out into the garden. Internal access into the ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 4'5 x 3'1 (1.35m x 0.94m)

With tiled flooring. A low-level W.C and ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Floor to ceiling marble-effect AQUA boarding. Obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 17'1 x 8'3 (5.21m x 2.51m)

Max measurements provided. A lovely galleried-style space. Providing carpeted flooring an open-spindle balustrade, a ceiling rose with light fitting, smoke alarm, loft hatch access point, with pull-down ladder. This is a copious space with huge development potential. Subject to relevant approvals/ regulations. uPVC double glazed window to the front elevation. Access into the shower room and all FOUR DOUBLE BEDROOMS.





MASTER BEDROOM:

A GENEROUS DOUBLE BEDROOM. Providing oak laminate flooring, a ceiling light fitting, large single panel radiator and extensive fitted wardrobes. uPVC double glazed window to the side elevation. Large walk-in bay with uPVC double glazed windows to the front elevation. Access into the en-suite shower room. Max measurements provided into bay-window. 18'1 x 12'3 (5.51m x 3.73m)

EN-SUITE SHOWER ROOM:

Of modern design. Providing Herringbone style vinyl flooring. A double fitted shower cubicle with electric shower facility and AQUA boarding. A low-level W.C and a pedestal wash hand basin with chrome mixer tap. Floor to ceiling AQUA boarding, ceiling light fitting and extractor fan. 8'6 x 4'4 (2.59m x 1.32m)

BEDROOM TWO:

A FURTHER DOUBLE BEDROOM. Providing beech laminate flooring, a ceiling light fitting, two wall light fittings, a single panel radiator, TV point and two sets of DOUBLE fitted wardrobes with an over-head cupboard. uPVC double glazed window to the side elevation and two uPVC double glazed windows to the front elevation. 13'5 x 11'4 (4.09m x 3.45m)

BEDROOM THREE:

AN ADDITIONAL DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV point, two sets of DOUBLE fitted wardrobes, an additional low-level cupboard, with an inset wash hand basin. uPVC double glazed window to the rear elevation. Overlooking the garden. 10'6 x 9'6 (3.20m x 2.90m)

BEDROOM FOUR:

A WELL-APPOINTED DOUBLE BEDROOM Providing beech laminate flooring, a ceiling light fitting, single panel radiator, extensive double fitted wardrobe and an open-alcove with shelving storage. uPVC double glazed window to the rear elevation. Overlooking the extensive garden. Max measurements provided. Length reduces to 9'4 ft. (2.84m). 11'3 x 10'1 (3.43m x 3.07m)

FAMILY SHOWER ROOM:

Of contemporary design. Providing vinyl wood-effect flooring. A large fitted walk-in shower with electric shower facility and floor to ceiling AQUA boarding. A low-level W.C and a pedestal wash hand basin with chrome mixer tap and AQUA boarding behind. Stylish vertical graphite grey radiator, two-tone floor to ceiling wall tiling, recessed ceiling light and extractor fan. Two obscure uPVC double glazed windows to the rear elevation. Max measurements provided. 8'2 x 6'9 (2.49m x 2.06m)

ATTACHED GARAGE:

Of brick built construction, Accessed via a manual roller garage door. Providing power and lighting. Access to the gas meter and 'IDEAL' gas boiler. Max measurements provided. 17'10 x 9'3 (5.44m x 2.82m)

EXTERNALLY:

The property is positioned on an attractive tree-lined residential street, within comfortable walking distance to the Town Centre. The front aspect is greeted via low-level picket fenced front boundary, with an access gate opening onto a low-maintenance block-paved frontage, with a range of established surrounding hedges. There is access to the attractive storm porch, with four timber posts, exposed spindle balustrade and a sloped slate roof. A secure left sided timber access gate leads into the WELL-APPOINTED REAR GARDEN. The property stands on an enviable 0.27 of an acre plot overall. Retaining a high-degree of privacy. The garden is predominantly laid to lawn with a wide array of highly established trees, hedges and shrubs. Ensuring maximum privacy all year round. There is provision for a garden shed and additional metal store. The bottom of the garden holds an additional parcel of land, additionally purchased by the vendors and included in the sale, which ensures great scope to be utilised for a variety of purposes. With provision for a greenhouse. There is an outside tap, fenced side boundaries and established hedged rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and majority uPVC double glazing throughout. 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: 1,815 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.

Tenure: .Freehold Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'F'

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 tree-lined 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.



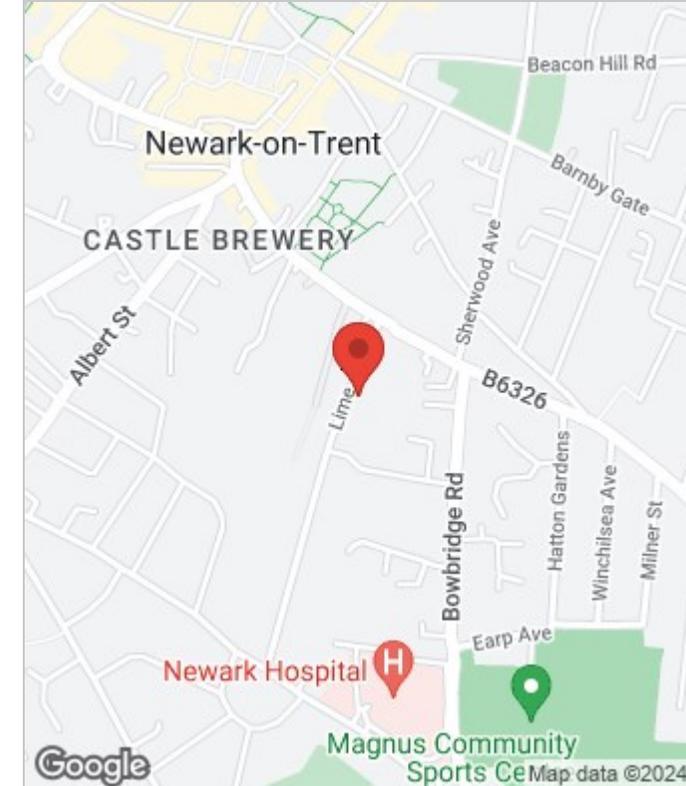


Money Laundering Regulations:

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:

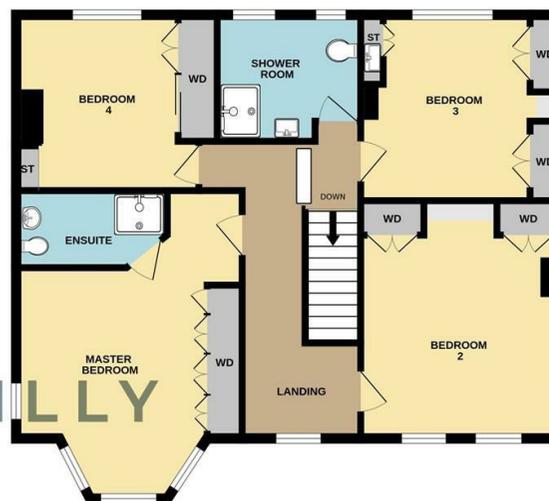
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	