



Lime Grove, Newark



OLIVER REILLY



# Lime Grove, Newark

Guide Price £350,000 - £375,000

- INDIVIDUAL DETACHED HOME
- DESIRABLE CENTRAL LOCATION
- GF W.C & FOUR-PIECE FAMILY BATHROOM
- GENEROUS, ESTABLISHED & PRIVATE PLOT
- WALKING DISTANCE TO TOWN CENTRE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- SPACIOUS KITCHEN & PANTRY
- GATED BLOCKED PAVED DRIVEWAY & LARGE GARAGE
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £350,000 - £375,000. \*\*NO CHAIN!!\*\*. A DELIGHTFULLY UNIQUE RESIDENCE..!

This eye-catching, elegant and detached late 19th Century period home stands proud on a hugely sought-after tree-lined street, comfortable positioned within walking distance from the hustle and bustle of Newark Town Centre. Hosting a vast array of excellent local amenities and transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

This beautifully bespoke home provides a continuous flow of sympathetic charm, combined with a bright and airy internal design. Presented to an exceptionally high standard.

The attractive character-filled layout comprises: Entrance hall, a ground floor W.C, spacious fitted kitchen with a separate walk-in pantry, generous bay-fronted dining room with exposed open fire, a large lounge and a HUGE CONSERVATORY. The first floor hosts a well-appointed FOUR-PIECE bathroom and THREE DOUBLE BEDROOMS. All boasting extensive fitted wardrobes.

Externally, the property is greeted via a BLOCK PAVED GATED DRIVEWAY. Leading down to a GENEROUS DETACHED GARAGE. Providing power and lighting. The delightfully established and immensely private SOUTH WESTERLY FACING rear garden is a joy to behold. Occupying an extensive block paved seating area and a great sense of space/ scope for a buyer to inject their own personality.

Further benefits of this PRETTY PERIOD HOME include majority uPVC double glazing throughout (mostly sliding sash) and gas fired central heating. Via a modern combination boiler, installed within the last 12 months and a functional alarm system.

Make this ageless home YOURS TO LAST! Step inside... and gain a full sense of appreciation! Marketed with \*\*NO ONWARD CHAIN\*\*!



## ENTRANCE HALL:

Accessed via an obscure uPVC side external door, providing complementary dark wood-effect laminate flooring, grey carpeted stairs with open-spindle balustrade and handrail rise to the first floor. Two ceiling light fittings, smoke alarm, all mounted alarm control panel, telephone connectivity point, double panel radiator and a useful under-stairs storage cupboard. complementary original hardwood single glazed stained glass window to the side elevation. Access into both reception rooms, the spacious kitchen and the ground floor W.C.

11'7 x 5'10 (3.53m x 1.78m)

## GROUND FLOOR W.C:

Of modern design, providing light vinyl flooring, a low-level W.C with side levered flush, a white ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Ceiling light fitting, double panel radiator. Access to the modern 'VAILLANT' gas combination boiler, installed within the last 12 months. Obscure hardwood single glazed window to the side elevation and a uPVC double glazed window to the rear elevation.

5'8 x 4'6 (1.73m x 1.37m)

## KITCHEN:

A well-proportioned room, providing continuation of the dark wood-effect laminate flooring. The sizeable kitchen provides a vast range of fitted wall and base units with patterned laminate roll-top work surfaces over and wall tiled splash backs. Inset 1.5 bowl sink with chrome mixer tap and drainer. Provision for a freestanding cooker with stainless steel extractor hood above and provision for an under-counter fridge. Ceiling light fitting, double panel radiator, two uPVC double glazed windows to the rear elevation. A clear uPVC double glazed external door leads into the garden. Internal access into the pantry.

12'2 x 7'6 (3.71m x 2.29m)

## PANTRY:

Providing wood-effect vinyl flooring. Provision/ plumbing for a freestanding washing machine and fridge freezer. Access to the high-level electrical RCD consumer unit. Ceiling light fitting and a uPVC double glazed window to the rear elevation.

4'10 x 4'5 (1.47m x 1.35m)

## BAY-FRONTED DINING ROOM:

A spacious reception room, providing grey carpeted flooring, complementary high ceilings, picture rails, ceiling light fitting, a large double panel radiator, TV connectivity point and a delightfully exposed open feature fire (non-tested) with a raised tiled hearth and original high-level ornate oak wall panelling behind. Walk-in bay with uPVC double glazed sliding sash windows to the front elevation. Max measurements provided into bay-window.

13'8 x 11'2 (4.17m x 3.40m)

## WELL-PROPORTIONED LOUNGE:

A lovely and generously proportioned reception room. Providing grey carpeted flooring, a central ceiling light fitting, two large double panel radiator, TV/ telephone/ Internet connectivity points. Two uPVC double glazed sliding sash windows to the front elevation. uPVC double glazed French doors open through to the spacious conservatory.

14'3 x 12'3 (4.34m x 3.73m)

## LARGE CONSERVATORY:

A HUGE multi-purpose space. Of part brick and uPVC construction, with a pitched poly-carbonate roof and roof light. Providing complementary ceramic tiled flooring, wall light fitting, large double panel radiator, telephone/TV connectivity points and a range of double electrical power sockets. Provision for a wall mounted electric heater. uPVC double glazed windows to the front and side elevations, uPVC double glazed French doors open out onto a large block paved seating area, within the delightfully private rear garden.

23'10 x 9'2 (7.26m x 2.79m)



#### FIRST FLOOR LANDING:

5'8 x 2'7 (1.73m x 0.79m)  
Providing carpeted flooring, a ceiling light fitting, loft hatch access point (with pull-down ladder), smoke alarm and a large floor to ceiling fitted storage cupboard. The landing gives access into the four-piece family bathroom and all THREE DOUBLE BEDROOMS.

#### MASTER BEDROOM:

14'3 x 10'4 (4.34m x 3.15m)  
A generous DOUBLE bedroom providing grey carpeted flooring, two large double panel radiators, ceiling light fitting, extensive range of fitted wardrobes, two uPVC double glazed sliding sash windows to the front and side elevation. Max measurements provided.

#### BEDROOM TWO:

13'9 x 10'2 (4.19m x 3.10m)  
A lovely DOUBLE bedroom providing grey carpeted flooring, a ceiling light fitting, double panel radiator, extensive fitted wardrobes, fitted bedside cabinets, medium height fitted storage cupboards, and fitted drawer units. walk-in bay with uPVC double glazed sliding sash windows to the front elevation. Max measurements provided into bay-window.

#### BEDROOM THREE:

14'3 x 7'7 (3.12m x 2.31m)  
A well-proportioned DOUBLE bedroom, providing carpeted flooring. A ceiling light fitting, double panel radiator, large floor to ceiling fitted storage cupboard. Extensive fitted wardrobes and a uPVC double glazed sliding sash window to the rear elevation. Enjoying a wonderful outlook over the garden. Max measurements provided up to fitted wardrobes.

#### FOUR-PIECE BATHROOM:

8'2 x 7'7 (2.49m x 2.31m)  
Generously proportioned, with light vinyl flooring. A wooden panelled bath with chrome mixer tap and handheld overhead showering facility. Low-level W.C with push-button flush. Pedestal wash basin with chrome taps and a fitted shower cubicle with mains shower facility, floor to ceiling aqua boarding. The bathroom has floor to ceiling ceramic wall tiling, a double panel radiator, heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed sliding sash window to the rear elevation.

#### DETACHED GARAGE:

19'2 x 9'3 (5.84m x 2.82m)  
Of brick built construction, with a pitched pantile roof. An external security light to the front and side elevation. Accessed via large wooden double garage doors. Providing power, lighting, and a separate alarm system, uPVC double glazed window to the side elevation. A hardwood left sided personnel door opens into the garden.

#### EXTERNALLY:

The front aspect provides dropped kerb vehicular access onto a MULTI-CAR block paved driveway, via low-level wrought-iron gates. The front garden is of general low-maintenance with slate shingles and a high-level conifer hedged front boundary. There are fenced side boundaries and left-sided timber access gate, leading into the rear garden. The right side aspect leads to the side entrance door with external light, concealed gas meter box and sloped roof storm canopy above. Secure double gates open onto an additional block paved driveway/extensive seating area with access to the LARGE DETACHED BRICK GARAGE. The well-appointed, highly private and well-established rear garden is predominantly laid to lawn with a vast array of mature trees and bushes. A paved pathway leads to the bottom of the garden with further range of mature shrubs. There is provision for two garden sheds and a greenhouse. There is an outside tap, double electrical power socket, CCTV to the front side and rear aspect. There are fully fenced side and rear boundaries.



#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'VAILLANT' combination boiler. Installed within the last 12 months and majority uPVC double glazing throughout. This excludes the stained glass window in the hallway and hardwood window in the ground floor W.C.

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: 1,230 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'D' (55)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### 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:**

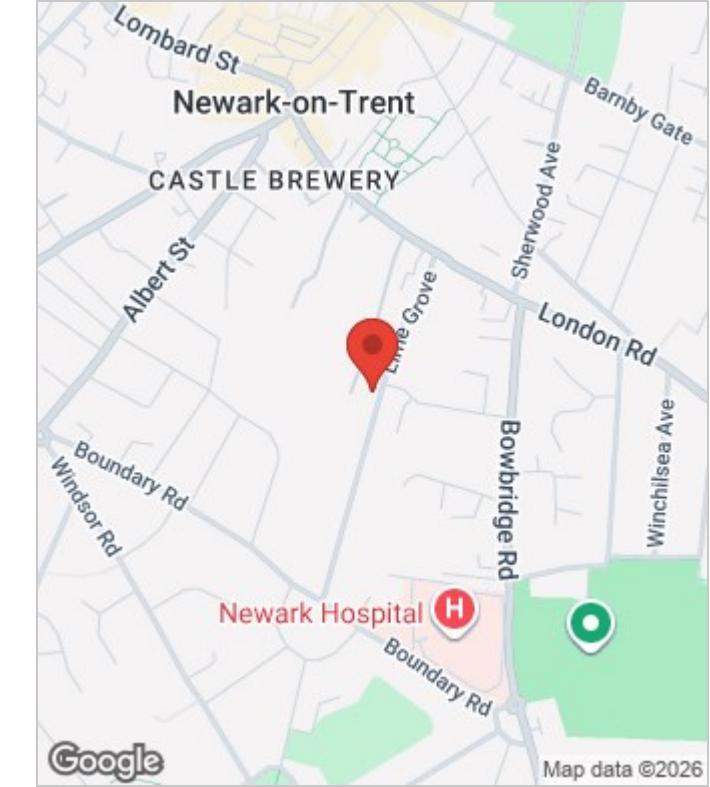
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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.

**Energy Efficiency Rating**

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

