



Lime Grove, Newark

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OLIVER REILLY



Lime Grove, Newark

- STUNNING TERRACE HOME
- PRIME TREE-LINED LOCATION
- TWO SIZEABLE RECEPTION ROOMS
- GF W.C & STYLISH FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- SUPERB CONTEMPORARY KITCHEN
- IMPECCABLE PRESENTATION INSIDE & OUT
- SIGNIFICANTLY IMPROVED! Tenure: Freehold. EPC 'D'

SPACE, STYLE & SOPHISTICATION!

These are three of many words we could use to describe this impressive period terrace home. Having undergone a SIGNIFICANT IMPROVEMENT to create an IMPECCABLE CONTEMPORARY HOME. This marvellous modern beauty is a real credit to the existing owner, who has left no stone left un-turned! The property enjoys a popular position on a HIGHLY REGARDED TREE-LINED STREET. Set within comfortable walking distance to the Town Centre and a host of excellent on-hand amenities. In addition to the attractive internal design, the property benefits from BRAND NEW windows, doors, a full re-wire and new central heating system. The DECEPTIVELY SPACIOUS internal design comprises: Entrance hall, a copious BAY-FRONTED lounge with an eye-catching MEDIA WALL and bespoke fitted shutters, a separate and equally sizeable dining room with OPEN-ACCESS through to a FABULOUS WELL-APPOINTED KITCHEN and separate W.C. The lovely first floor landing leads into TWO DOUBLE BEDROOMS, with the master bedroom boasting BESPOKE FITTED SHUTTERS and a STUNNING THREE-PIECE BATHROOM. Externally, the BEAUTIFULLY LANDSCAPED AND HIGHLY PRIVATE rear garden is a joy to behold! Boasting a delightful raised and paved seating area and providing minimal maintenance. RESIDENTS PERMIT PARKING is also available on the street, on a first come, first served basis. Further benefits of this GORGEOUS AND GENEROUSLY SIZED GEM include uPVC double glazing and gas fired central heating via a recently installed combination boiler. Prepare to fall head over heels for a striking home of true distinction! READY...SET... VIEW...!!!



Offers in excess of £190,000



ENTRANCE HALL:	4'4 x 2'6 (1.32m x 0.76m)
BAY-FRONTED LOUNGE:	14'2 x 12'8 (4.32m x 3.86m)
Max measurements provided into bay-window.	
DINING ROOM:	12'10 x 12'9 (3.91m x 3.89m)
SUPERB CONTEMPORARY KITCHEN:	15'4 x 7'8 (4.67m x 2.34m)
GROUND FLOOR W.C:	7'8 x 2'5 (2.34m x 0.74m)
FIRST FLOOR LANDING:	8'5 x 5'5 (2.57m x 1.65m)
MASTER BEDROOM:	12'9 x 12'3 (3.89m x 3.73m)
BEDROOM TWO:	15'4 x 7'8 (4.67m x 2.34m)
Max measurements provided	
STYLISH FIRST FLOOR BATHROOM:	9'6 x 8'4 (2.90m x 2.54m)

EXTERNALLY:
The front aspect provides a low-maintenance gravelled front garden. Accessed via a low-level wrought iron gate, with access to the concealed gas meter. There are walled front and side boundaries. A shared concrete pathway leads to the side entrance door. The pathway continues to a timber gate, opening into the DELIGHTFULLY LANDSCAPED and FULLY ENCLOSED rear garden. Boasting a HIGH-DEGREE OF PRIVACY behind. The garden is laid to lawn with partial raised plant beds, a lovely raised paved seating area and a winding gravelled pathway, leading to the bottom of the garden, with provision for a garden shed. There is an outside tap, external light, fully fenced side and rear boundaries with NO SHARED ACCESS across the properties rear boundary.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a newly installed combination boiler and 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: 880 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (58)

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 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:

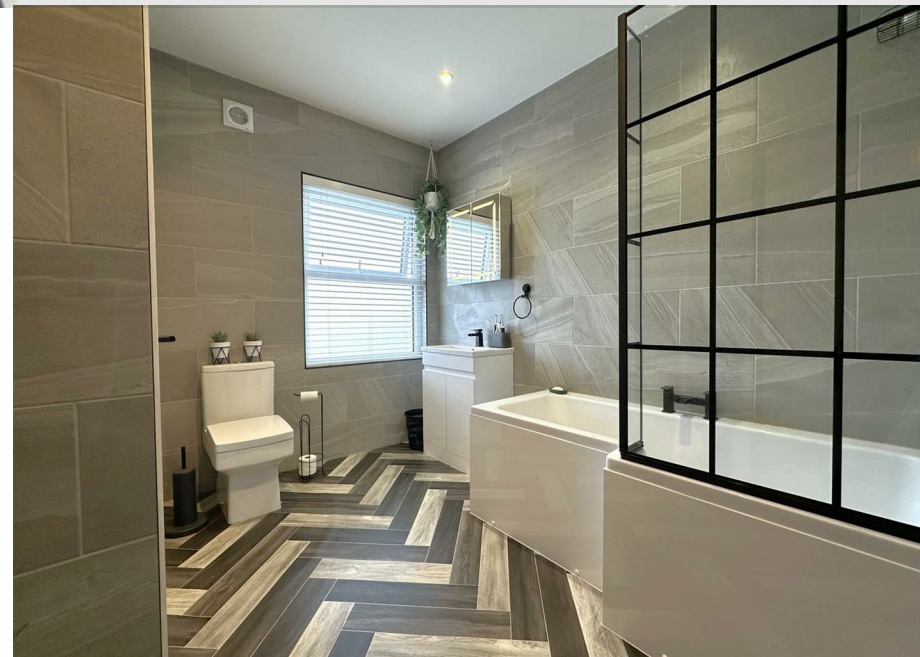
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

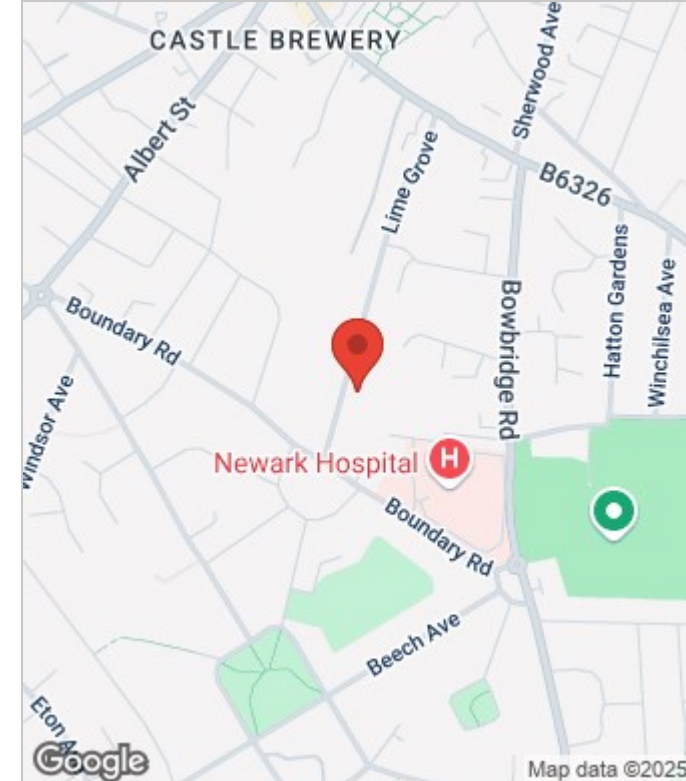




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 