



Lime Grove, Newark

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 OLIVER REILLY



# Lime Grove, Newark

- LOVELY TERRACE HOME
- PRIME CENTRAL LOCATION
- LARGE BREAKFAST KITCHEN
- DELIGHTFUL & PRIVATE ENCLOSED GARDEN
- BRAND NEW GAS FIRED BOILER
- TWO DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- GF W.C & FIRST FLOOR BATHROOM
- WALKING DISTANCE TO TOWN CENTRE
- DECEPTIVELY SPACIOUS LAYOUT!  
Tenure: Freehold. EPC 'D'

## LOVE AT FIRST SIGHT...!

Step inside this beautifully maintained and deceptively generous terrace home. Set on one of Newark's most popular tree-lined streets. Boasting a cracking CENTRAL LOCATION and GREAT CONVENIENCE to a host of excellent local amenities and transport links. Including both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION.

This tasteful, character-filled home is a real blank canvas. Presenting a lovely neutral decor throughout, ready and waiting for you to inject your own personality.

The property benefits from a replacement roof in the past 5 years and has recently installed a BRAND NEW GAS FIRED BOILER!

The well-proportioned layout comprises: Entrance hall, a lovely lounge with feature fireplace, spacious dining room with French doors out to the garden, an equally large breakfast kitchen, separate utility and ground floor W.C.

The first floor provides TWO DOUBLE BEDROOMS and a large three-piece bathroom.

Externally, the property enjoys a beautifully maintained and fully enclosed rear garden. Enhanced by an unspoiled open aspect behind. Residents on-street parking is also available directly outside the property and on the street itself. On a first come, first served basis.

Further benefits of this IMPECCABLY PRESENTED home include uPVC double glazing and gas fired central heating.

MAKE A MOVE... We're certain this attractive residence will FEEL LIKE HOME from the moment you walk through the door!



Asking price £160,000 - £170,000



|                                              |                              |
|----------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b>                        | 4'5 x 2'10 (1.35m x 0.86m)   |
| <b>LOUNGE:</b><br>Max measurements provided. | 12'10 x 12'4 (3.91m x 3.76m) |
| <b>DINING ROOM:</b>                          | 12'9 x 12'3 (3.89m x 3.73m)  |
| <b>SPACIOUS BREAKFAST KITCHEN:</b>           | 15'1 x 7'8 (4.60m x 2.34m)   |
| <b>UTILITY ROOM:</b>                         | 4'6 x 2'10 (1.37m x 0.86m)   |
| <b>GROUND FLOOR W.C.:</b>                    | 3'2 x 3'1 (0.97m x 0.94m)    |
| <b>FIRST FLOOR LANDING:</b>                  | 8'1 x 5'6 (2.46m x 1.68m)    |
| <b>MASTER BEDROOM:</b>                       | 12'10 x 12'3 (3.91m x 3.73m) |
| <b>BEDROOM TWO:</b>                          | 13'9 x 8'2 (4.19m x 2.49m)   |
| <b>FIRST FLOOR BATHROOM:</b>                 | 9'8 x 8'1 (2.95m x 2.46m)    |

## EXTERNALLY:

There is a low-maintenance wall enclosed frontage, with access to the concealed gas meter. Accessed via a low-level wrought-iron gate. A shared concrete pathway leads to the side entrance door. This continues down to a secure rear gate, opening into the well-appointed and FULLY ENCLOSED rear garden. Predominantly laid to lawn and fully of personality with complementary planted borders. There is a lovely concrete seating area, directly from the uPVC double glazed French doors in the dining room. Hosting a suitable seating area, outside tap and external wall light. There is a large timber garden shed/workshop, fully fenced side and rear boundaries, with an unspoiled open aspect behind, onto the local tennis courts. 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 £40 per annum for a parking pass. Each property can apply for two per household.

## Approximate Size: 875 Square Ft.

Measurements are approximate and for guidance only.



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.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY INSTALLED 'IDEAL' BOILER. A new roof in the past 5 years 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'D' (65)

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:

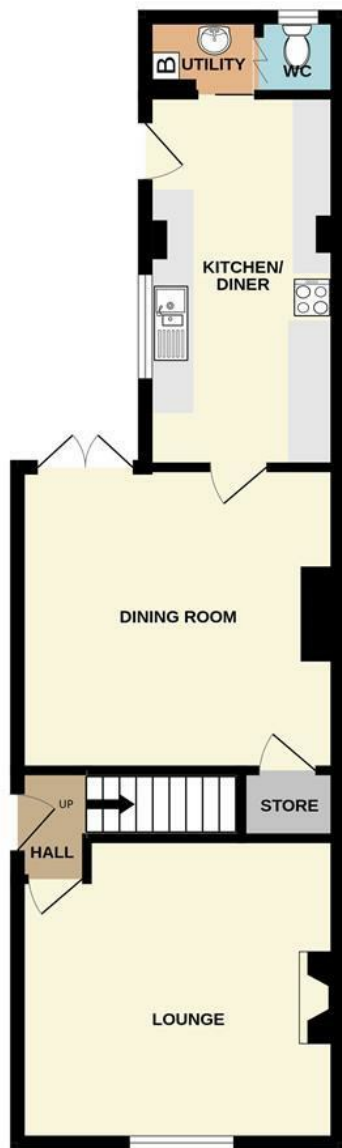
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:





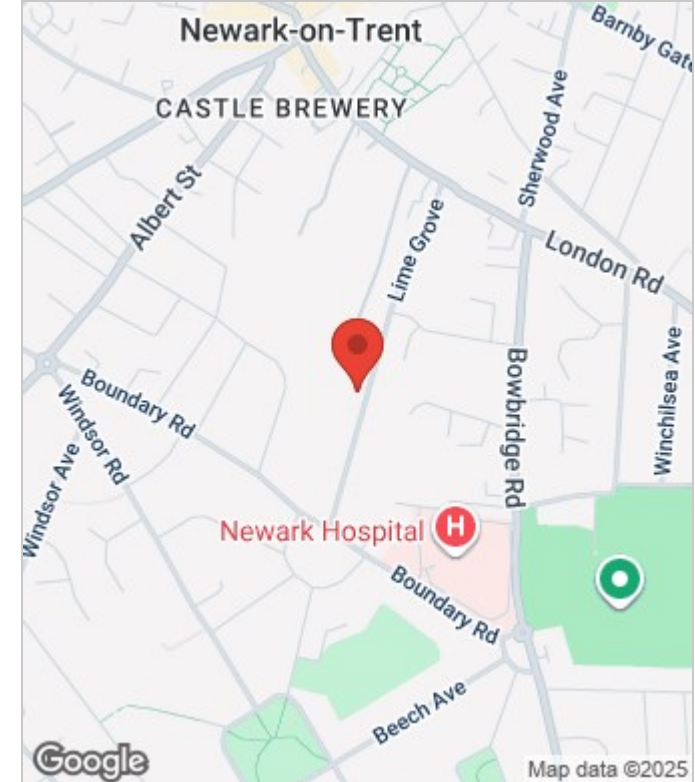
GROUND FLOOR



1ST FLOOR



LIVER REILLY



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |