



60 Lime Grove, Newark, Nottinghamshire,
NG24 4AH

£149,950
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A traditional mid terraced Victorian town house, situated in this very popular, pleasant and well established residential area. The property offers 2 bedroomed accommodation with the spacious first floor bathroom. There is a separate lounge and dining room, kitchen with appliances and a breakfast room created from the original out house with French doors to the garden. The beautiful enclosed patio and garden area is southwest facing and there are tennis courts to the rear of the property. Central heating is gas fired and the windows are double glazed throughout. The central heating boiler was replaced in 2016, the property is well maintained and nicely decorated.

A side entrance passage leads to the entrance door and the hallway lobby. The front sitting room has a multi-fuel burner. The separate dining room has a useful under stair storage cupboard. The kitchen has fitted hob and oven appliances, with space for free standing appliances. The delightful breakfast room has French doors opening to the rear patio. The first floor provides 2 double sized bedrooms and the bathroom with a 4 piece suite. The frontage is paved and gravelled with a low front boundary wall. Permit street parking is normally available.

Lime Grove is an attractive tree lined street situated just off London Road and within a few minutes walking distance of Newark town centre. There are 2 railway stations in Newark both easily accessible from the property with services from Newark Northgate to London Kings Cross and the north. Newark Castle Gate provides regular services to Lincoln and Nottingham. The town centre provides a range of facilities including supermarkets, local shops, boutiques, restaurants and cafes. The 12th century castle, riverside areas, the Georgian market place and St Mary's Church are attractive features of the town which has great historic interest. Also within the town there is a the National Civil War Centre and The Palace Theatre.

The property provides the following accommodation;

GROUND FLOOR

Side entrance passage, multi lock UPVC entrance door.

ENTRANCE LOBBY

Staircase with stripped wooden stairs.

SITTING ROOM

12'11 x 12' (3.94m x 3.66m)



Fireplace with wooden mantle, tiled hearth and multi fuel burner. Window in the front elevation, TV and phone points. Double panelled radiator.

DINING ROOM

12'11 x 12'4 (3.94m x 3.76m)



With wood effect laminate floor, window in the rear elevation, double panelled radiator, understairs storage cupboard with power point and shelving.

KITCHEN

9'6 x 7'10 (2.90m x 2.39m)



With base cupboards, drawers, worktops, wall units, gas hob and electric oven. There is space for 2 freestanding appliances, tiled splash backs and extractor. Window and rear door to the garden.

BREAKFAST ROOM

8'3 x 7'7 (2.51m x 2.31m)



With wood effect laminate floor, window to the side elevation, French doors to the rear, TV point, double panelled radiator and built in cupboard.

FIRST FLOOR

BEDROOM ONE

12'10 x 12'4 (3.91m x 3.76m)



With built in warbrobe cupboard and a cupboard containing the Combination central heating boiler with radiator. Original cast iron fireplace. TV point, window in the rear elevation.

BEDROOM TWO

13'9 x 8'3 (4.19m x 2.51m)



With window in the front elevation and double panelled radiator.

BATHROOM

9'8 x 8'1 (2.95m x 2.46m)



With original floorboards, window to the front, white panelled bath, shower cubicle (tiled), electric shower, part tiled walls, low suite WC, pedestal basin and radiator.



OUTSIDE



There is a walled frontage to the property and a paved and gravelled front area. The rear garden is enclosed with a colourful variety of shrubs, flowers and vegetables. Outside water tap, 2 outside lights. The garden is southwest facing enjoying the afternoon and evening sun.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	79
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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