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125 Lime Grove, Newark, Nottinghamshire, NG24 4AG £369,500



Property Description

A rare opportunity to purchase a four bedroomed family house with a very large garden situated on the popular and sought after Lime Grove. The house benefits from gas fired central heating and is predominantly fitted with UPVC double glazing, the first floor windows are fitted with tilt and open systems. Having two large reception rooms, cloak/utility room and breakfast kitchen to the ground floor, four bedrooms and family bathroom to the first floor and set upon a garden plot of 0.183 acres approximately. The property is offered with NO UPWARD CHAIN and EARLY VIEWING IS ESSENTIAL. EPC rating E.

ENTRANCE HALL

Having a storm canopy with door opening to the impressive entrance hallway. Stairs rise to the first floor. Radiator. Doors off to:-

LOUNGE

11' 10" x 24' 6" (3.61m x 7.47m) A very large through reception room with bay window to the front elevation and window to the rear. A door opens to give access to the rear garden. This room would have originally been divided into two giving the property three large reception rooms. Brick fire surround and tiled hearth with open fire. Ormate coving to the ceiling. Two radiators. TV point.

DINING ROOM

14' 00" x 13' 00" (4.27m x 3.96m) Another large reception room with box bay to the front elevation. Feature fire surround inset with an open fire. Two bespoke base cupboards with shelving above set either side of the chimney breast. Serving hatch opens through to the kitchen. Radiator.



KITCHEN

13' 00" x 10' 00" (3.96m x 3.05m) Fitted with a large range of wall and base units surmounted by a working surface and inset with stainless steel sink and drainer. Under working surface space and plumbing for a dishwasher, spaces for a fridge and free standing cooker. Windows to two elevations. Radiator. Door giving access to the rear garden.

CLOAK ROOM/UTILITY

6' 6" x 5' 5" (1.98m x 1.65m) Having low suite WC and wash hand basin in white. Wall cupboard storage. Space and plumbing for washing machine. Boiler serving the gas fired central heating system fitted in 2019. Window to the rear elevation.

FIRST FLOOR LANDING

A spacious galleried landing, offering ample study space, with window to the front elevation. Radiator. Doors off to:-

BEDROOM ONE

14' 0" x 13' 0" (4.27m x 3.96m) Window to the front elevation. Radiator. Door through to:-

BEDROOM TWO

13' 00" x 10' 00" (3.96m x 3.05m) Window to the rear elevation. Radiator.

BEDROOM THREE

12' 0" x 12' 0" (3.66m x 3.66m) Window to the front elevation. Range of built in wardrobes with vanity wash hand basin. Radiator.

BEDROOM FOUR

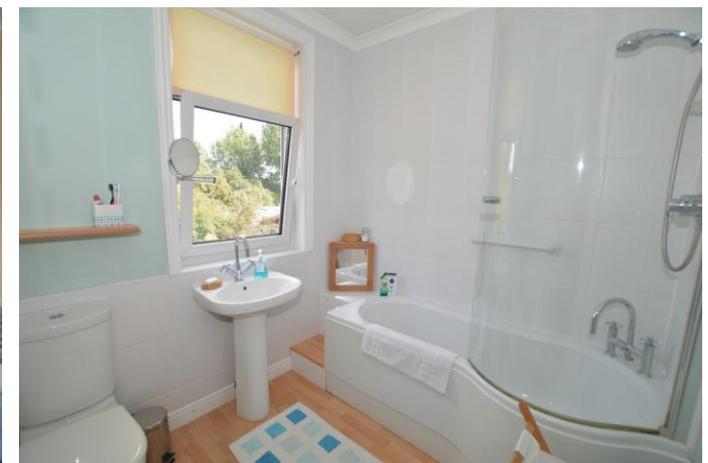
12' 00" x 12' 00" (3.66m x 3.66m) Window to the rear elevation. Radiator. Built in wardrobe and airing cupboard housing the hot water tank.



FAMILY BATHROOM

6' 6" x 6' 5" (1.98m x 1.96m) Fitted with a white suite comprising "P" shaped panelled bath with shower over and curved shower screen, pedestal wash hand basin and low suite WC. Vinyl flooring. Window to the rear elevation. Radiator. Splash back tiling to walls.







GARDEN PLOT

The large garden is a predominant feature of the property and extends to approximately 0.183 acres. To the front the property has a driveway providing ample off road parking in front of the one and a half size garage with workshop area to the rear. Lime Grove has an on road permit parking scheme offering parking for further vehicles, each property can apply for one residential and one visitor permit. The rear garden has delightful formal bedding and lawned areas. There are a range of mature shrubs and fruit trees. The garden then extends towards Jubilee Street proving a vegetable growing area with a greenhouse and three storage sheds.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

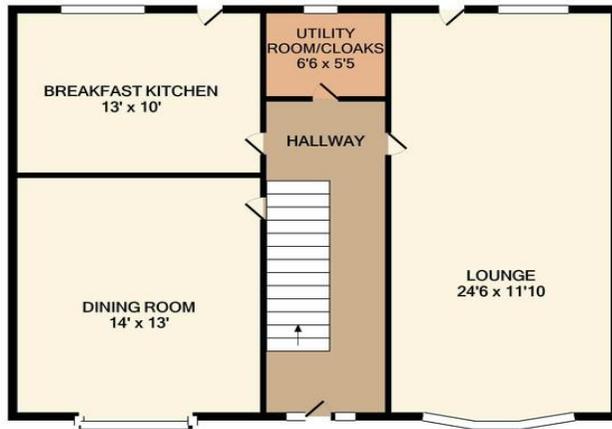
SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

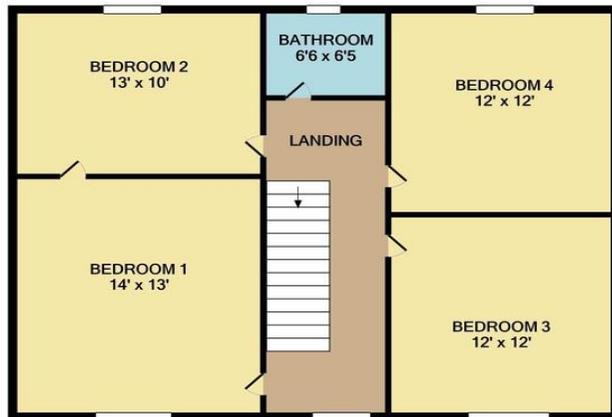
VIEWING INFORMATION

By appointment with the agents office.





GROUND FLOOR
APPROX. FLOOR
AREA 773 SQ.FT.
(71.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1540 SQ.FT. (143.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.