



104 Lime Grove, Newark, Nottinghamshire,  
NG24 4AH

**£150,000**  
Tel: 01636 611811

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

104 Lime Grove is an end of terrace two bedroomed house which has been sympathetically restored and modernised in recent years.

The living accommodation has the benefit of gas fired central heating and UPVC double glazed windows.

The accommodation comprises; entrance hall, lounge, kitchen open plan to the 18 ft long dining room which has bi-fold patio doors leading to the enclosed rear garden. On the first floor there is a landing, two double bedrooms and a stylish bathroom suite with a roll top bath and a separate shower cubicle. There are enclosed and easy to maintain rear gardens. Ideal for a couple or family seeking a good quality period home close to excellent local amenities and the town centre. Viewing is highly recommended.

Newark has excellent shopping facilities including Morrisons, Waitrose, Asda and Aldi supermarkets. The Georgian market square has a good variety of interesting niche shops and a range of quality bars and restaurants and cafes including Costa, Starbucks and the recently opened Tambo Lounge. Nearby access to the A1 and A46 dual carriageway with Nottingham and Lincoln in commuting distance. Fast trains are available from Newark Northgate station connecting to London Kings Cross in approximately 75 minutes. Nearby green space includes the Sconce and Devon Park which is an historic green flag awarded park that has a cafe and play area, new footpaths and a bridge for pedestrian access to the Queens Sconce - a 17th Century Civil War fortification. There are also pleasant walking trails along the River Devon. The Rumbles cafe offers snacks and refreshments. A football centre has two adult and four mini football pitches and a football changing pavilion.

The property is constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be further described as follows:-

### ENTRANCE HALL

With original wooden half glazed entrance door to the side with access from the shared passage. Quarry tiled floor.

### LOUNGE

13' x 10'8 (3.96m x 3.25m )



With UPVC double glazed window to the front elevation, original fire surround and cast iron hob fireplace with electric fire. Radiator.



### KITCHEN

12'3 x 12' (3.73m x 3.66m )



With UPVC double glazed window to the rear elevation, laminate floor covering and radiator. A range of modern Shaker design kitchen units comprising; base cupboards and drawers, working surfaces over, inset stainless steel 1.5 bowl sink and drainer, peninsular unit having base cupboards accessible from both sides and a working surface over. Integrated appliances include electric oven, gas hob, stainless steel splash back and extractor over, built in fridge, wall mounted cupboards and shelving. Useful walk-in storage cupboard below stairs which also houses the gas fired central heating boiler. There is the original built in floor to ceiling fireside cupboard unit with two large cupboards, open plan to Dining Room:-



**DINING ROOM**  
18'9 x 7'9 (5.72m x 2.36m)



This area has been converted and was formally the kitchen and bathroom. There are two UPVC double glazed windows to the side elevation, wooden double glazed bi-folding patio doors give access to the rear garden, two traditional style radiators, laminate floor covering. This area would comfortably accommodate a large dining table as well as a settee and chairs, making an ideal space for family gatherings.

**FIRST FLOOR**

**LANDING**  
With radiator.



**BEDROOM ONE**  
13' x 12'3 (3.96m x 3.73m )



With radiator, UPVC double glazed window to the rear elevation, original cast iron fireplace, walk-in cupboard over stairs.

**BEDROOM TWO**  
13'9 x 8'2 (4.19m x 2.49m )



With radiator and UPVC double glazed window to the front elevation.

## FAMILY BATHROOM

9'9 x 8'3 (2.97m x 2.51m )



With exposed floor boards, part wood pannelled dado, original cast iron hob fireplace, UPVC double glazed window to the front elevation. Traditional style suite comprising; roll top legged style bath, high suite WC and pedestal wash hand basin. There is a separate tiled shower cubicle with over head shower and glass screen door. Wall mounted contemporary style radiator.



## OUTSIDE



There is an enclosed forecourt with a brick boundary wall to the front of the house. Shared side entrance passage leads to a wooden gate giving access to the enclosed rear garden which has a low maintenance gravelled surface with trees and shrubs.

### SERVICES

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

### TENURE

The property is freehold.

### 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.

### VIEWING

Strictly by appointment with the selling agents.

### Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
England & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
England & Wales		
		EU Directive 2002/91/EC



*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers