



Lime Grove, Newark

 3  1  2



Asking Price £190,000



## Key Features

- Beautifully Renovated Terraced Home
- Three Well-Proportioned Bedrooms
- Quality Ground Floor Bathroom
- Lounge With Log Burning Stove
- Dining Room & Kitchen
- Private Enclosed Rear Garden
- Council Tax Band: A
- EPC Rating: D
- Tenure: Freehold





Having been beautifully modernised throughout, this marvellous terraced home has undergone a full internal renovation by the current owner to include a new kitchen, bathroom, flooring and decoration throughout, and represents a ready made home for a buyer to move straight into. This home is conveniently positioned on a sought after tree-lined street which falls within comfortable walking distance of Newark town centre and the host of amenities it has to offer.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge with feature log burning stove, separate dining room, superb kitchen with appliances to include a four-ring induction hob, electric oven, integrated fridge and freezer, ground floor bathroom with utility area, and to the first floor there are three well-proportioned bedrooms.

Externally, this home enjoys permit parking to the front with a private enclosed rear garden that is designed for low maintenance with a decked entertaining area. Other features of this home include gas central heating and UPVC double glazing.

## ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'4" x 2'11" (1.3m x 0.9m)

Lounge 12'3" x 12'2" (3.7m x 3.7m)  
maximum measurements

Dining Room 12'3" x 12'2" (3.7m x 3.7m)

Kitchen 9'10" x 7'11" (3m x 2.4m)

Ground Floor Bathroom 8'0" x 7'10" (2.4m x 2.4m)

### First Floor Landing

Bedroom One 12'4" x 12'2" (3.8m x 3.7m)

Bedroom Two 13'7" x 7'3" (4.1m x 2.2m)

Bedroom Three 9'9" x 8'3" (3m x 2.5m)  
maximum measurements





### Agent's Note - Shared Access

There is a shared passageway with a neighbouring property.

### Services

Mains gas, electricity, water and drainage are connected.

### Restrictive Covenants

We believe there are Restrictive Covenants that apply to this property.

### Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



## Interactive Property Report - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

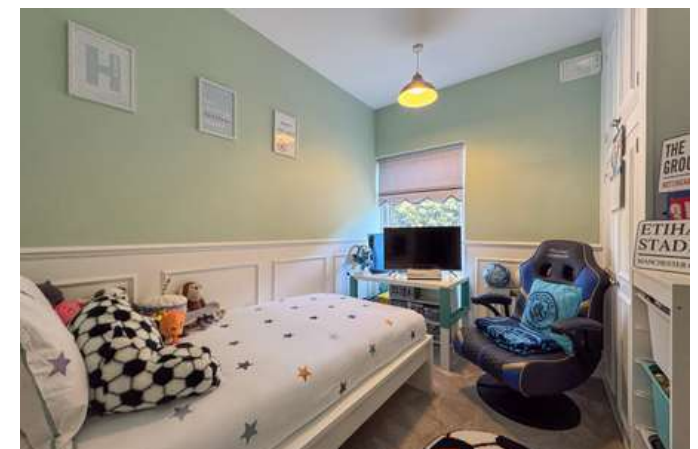
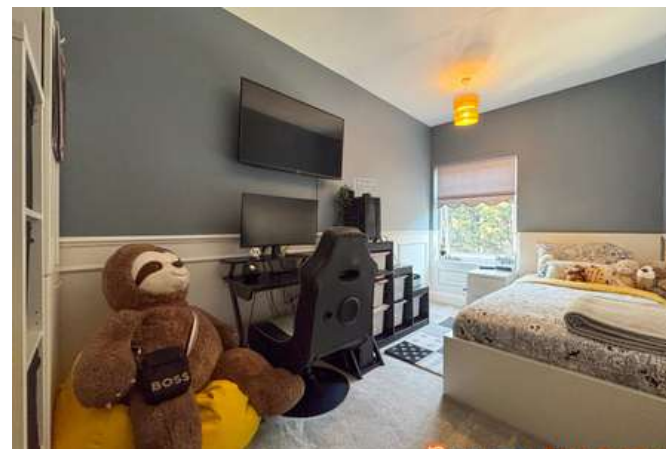
## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

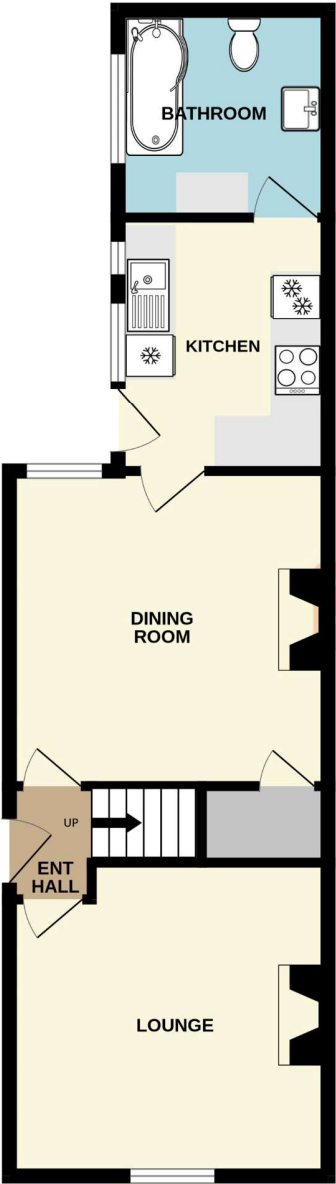
**Conveyancing** - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

**Mortgage Advice** - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

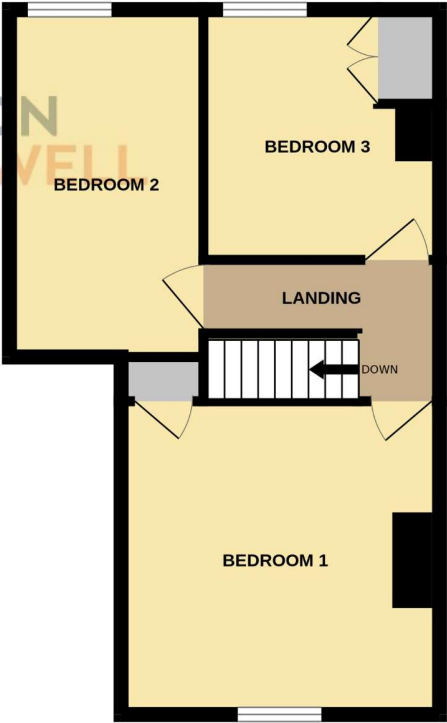
**Property Surveys** - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



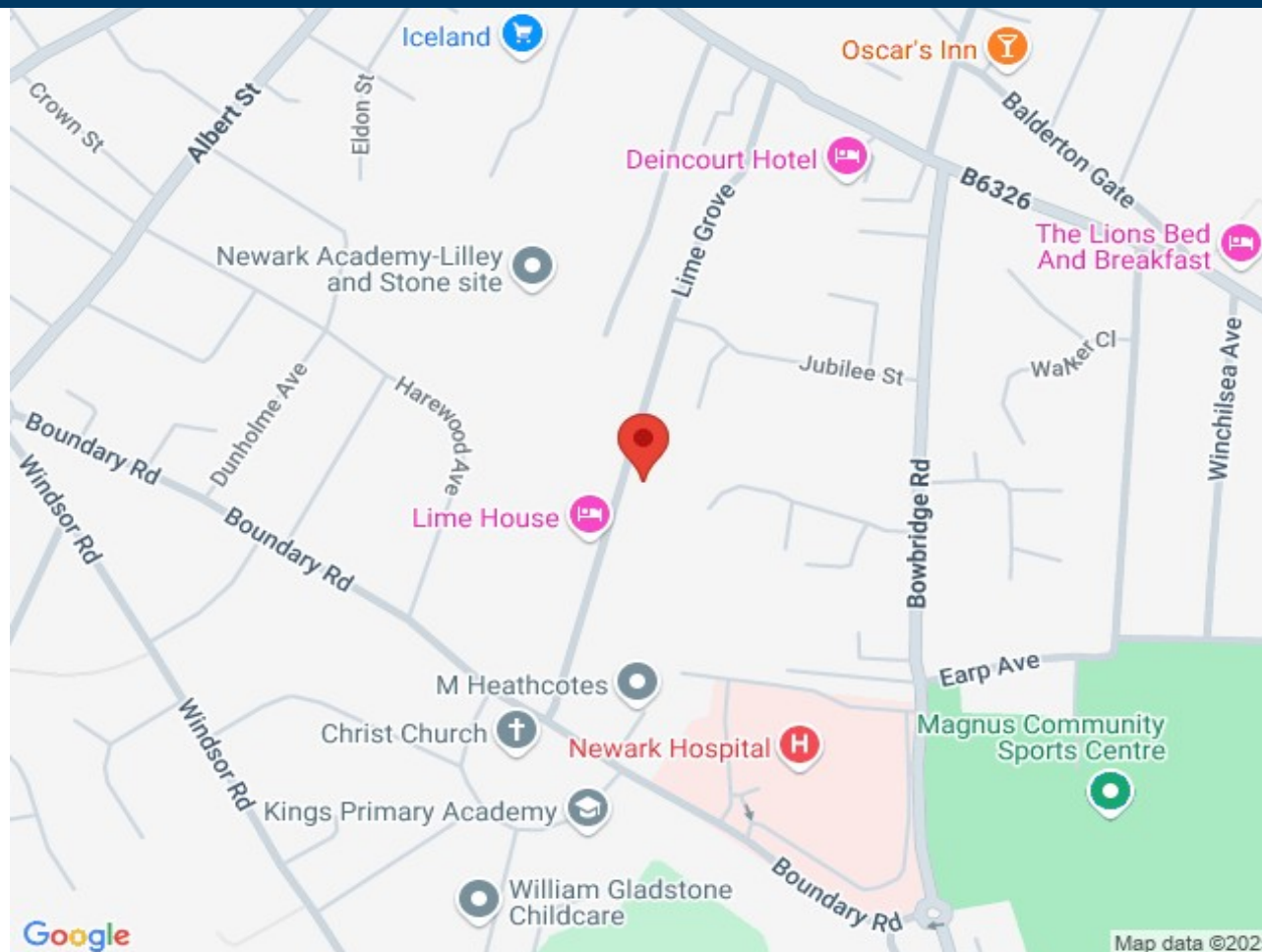
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

