



PORTFOLIO
from



william h brown

Lime Grove, Newark, NG24 4AG

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A beautifully presented four bedroom detached family home perfectly positioned within walking distance into the town centre. Believed to have been built circa 1920, this contemporary property boasts fantastic extensive accommodation throughout.



Entrance Hall

Leading into the entrance hall by a wooden two paneled arched front door with stairs to the first floor.

Living Room

14' 10" x 13' 7" (4.52m x 4.14m)

Leading off the entrance there is a fantastic open plan living room with double glazed window to the front, Radiator, Log burner and opening in the kitchen/diner.

Reception Room

9' 9" exclude bay window x 10' 9" (2.97m exclude bay window x 3.28m)

To the front of the property there is a separate reception room with beautiful double glazed bay window to the front and radiator.

Kitchen

11' 11" x 10' 1" (3.63m x 3.07m)

A range of modern low and eye level units with part tiled walls, freestanding cooker with gas hob, extractor hood above, stainless steel sink and drainer, dishwasher and integrated fridge/freezer. Double glazed window to the rear.



Dining Area

10' 5" x 16' 7" (3.17m x 5.05m)

Open plan dining area off the living room and kitchen. Offering double glazed sliding doors to the garden, radiator and door into the entrance hall.

Utility Room

7' 6" x 10' 2" max (2.29m x 3.10m max)

A range of low and eye level units with stainless steel sink and drainer, washer/dryer and housing for gas central heating boiler which was installed in 2024. uPVC door leading to the driveway to the side of the property.

WC/Cloakroom

WC, Wash hand basin and Obscured double glazed window to the side.

First Floor

Landing

Loft hatch access with loft ladder - the loft isn't boarded but it offers a fantastic amount of storage space.

Study

5' 4" x 6' 4" (1.63m x 1.93m)

Radiator and obscured double glazed window to the side.

Bedroom One

16' 1" max x 10' 4" max (4.90m max x 3.15m max)

Spacious double bedroom with double glazed window to the rear, radiator, walk in wardrobe and air conditioning unit.

En-Suite

Modern fitted en-suite with part tiled walls, WC, Wash hand basin and Walk in double shower cubicle with mixer tap, Towel rail, Radiator and Extractor fan. Obscured double glazed window to the side.

Bedroom Two

14' x 8' 9" (4.27m x 2.67m)

Double glazed window to the front and Radiator.

Bedroom Three

10' x 13' 6" max (3.05m x 4.11m max)

Double glazed window to the rear and Radiator.

Bedroom Four

9' 5" max x 10' (2.87m max x 3.05m)

Double glazed window to the front and Radiator.

Family Bathroom

Modern four piece family bathroom with part tiled walls, WC, Wash hand basin, Bath with mixer tap, Walk in double shower cubicle and Towel rail/radiator. Obscured double glazed window to the rear.

Outside

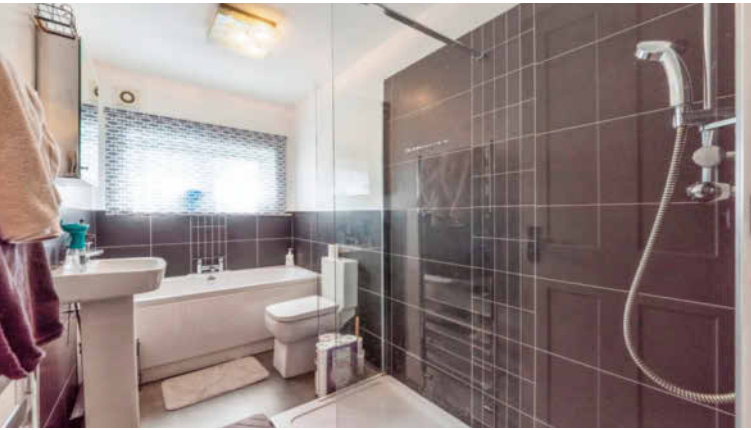
Front Garden

The front of the property offers gravel driveway to the side with EV Charging point.

Rear Garden

Rear enclosed garden with timber fencing, mainly laid to lawn with patio area and sheds.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lime Grove, Newark, NG24 4AG

This very well presented four bedroom detached house ideally located within walking distance to Newark town centre with fantastic amenities. The ground floor comprises of Entrance hall, Living room with log burner, Reception room, Utility room, WC/Cloakroom and Spacious Kitchen/Diner with stunning fitted kitchen and sliding doors to the garden. The first floor comprises of Landing, Master bedroom with En-suite with WC, Wash hand basin and Walk in shower cubicle, Bedroom two, Bedroom three, Bedroom four and Family bathroom with WC, Wash hand basin, Bath and Walk in shower cubicle. Externally, the property offers a gravelled driveway that can fit two large cars at the front with EV Charging point, the rear of the property offers a large enclosed garden with timber fencing, mainly laid to lawn with patio area and sheds.

Offers in excess of

£450,000

- DETACHED HOUSE
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- REAR ENCLOSED GARDEN & DRIVEWAY

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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