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127 Lime Grove, Newark, NG24 4AG

£425,000



Property Description

A detached four bedroomed period house set on Lime Grove, a popular residential road close to Newark town centre. The house benefits from predominately UPVC double glazing and gas fired central heating system. Set on a large garden plot and offers good sized family accommodation comprising two reception rooms, kitchen/breakfast room, utility, WC, conservatory, family bathroom and en-suite. Single garage.

STORM PORCH

A period storm porch with wooden posts and balustrades.

ENTRANCE HALL

Entrance door with glazed side panels gives access to the entrance hall with laminated flooring, picture rail and radiator. Doors off to the reception rooms and breakfast kitchen. Stairs rise to the first floor.

LOUNGE

18'6" x 12'9" (5.64m x 3.89m)

Having a large bay window to the front elevation. Further full height window to the side. Wooden fire surround inset with a living flame gas fire. Laminated flooring. Radiator.

DINING ROOM

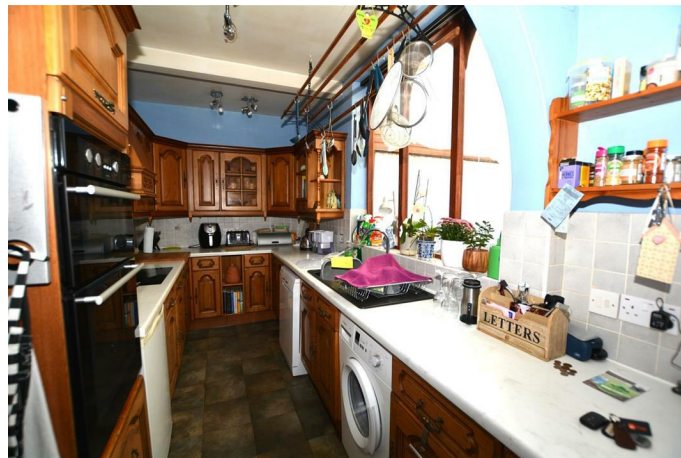
13'42" x 11'5" (3.96m x 3.48m)

Window to the front elevation. Feature fireplace inset with an electric fire.

BREAKFAST KITCHEN

22'9" max x 10'5" max (6.93m max x 3.18m max)

Having a range of wall and base units surmounted by a working surface and inset with a one and half sink and drainer and incorporating a breakfast bar. Integrated double oven and hob. Under working surface space for a fridge. Under working surface space for a dish washer and space for a washing machine. Window to the conservatory. Ceramic tiled flooring. Sliding door opens to the conservatory.



CONSERVATORY

17'10" x 8'6" (5.44m x 2.59m)

A delightful room with views of the generous gardens. Ceramic tiled flooring. Sliding doors open to the patio area.

UTILITY ROOM

8'10" x 6'10" (2.69m x 2.08m)

Plumbing and space for an American style fridge freezer. Door to the rear garden.

WC

4'3" x 3'1" (1.30m x 0.94m)

Fitted with a white suite comprising low suite WC and wash hand basin. Mermaid style boarding to the walls. Window to the rear elevation.

FIRST FLOOR LANDING

Stairs rise to the galleried first floor landing. Doors off to:-

BEDROOM ONE

15'9" x 12'3" (4.80m x 3.73m)

Bay window to the front elevation with further side window. Built in wardrobes. Radiator.

ENSUITE

5'6" x 4'4" (1.68m x 1.32m)

Fitted with a suite comprising shower cubicle, low suite WC and wash hand basin with vanity unit below. Mermaid style boarding to the walls.

BEDROOM TWO

13'4" x 11'1" (4.06m x 3.38m)

Two windows to the front elevation with further side window. Built in wardrobes with overhead storage. Radiator.

BEDROOM THREE

11'1" 10'5" (3.38m 3.18m)

Window to the rear elevation. Built in wardrobes. Radiator.



BEDROOM FOUR

11'1" x 9'8" (3.38m x 2.95m)

Window to the rear elevation. Radiator.

BATHROOM

9'5" x 6'10" (2.87m x 2.08m)

Fitted with a white suite comprising shower cubicle, wash hand basin with vanity unit below and low flush WC. Window to the rear elevation. Part tiles and part mermaid style boarding.







GARDEN

The property is set on Lime Grove and has picket fencing to the front border. To the rear the property has a large garden plot which is mainly laid to lawn, the gardens extends beyond the formal garden to a parcel of amenity garden ideal for a home allotment.

GARAGE

A single garage with roller door. Boiler serving the gas fired central heating system. Power and light supplied.

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.

TENURE

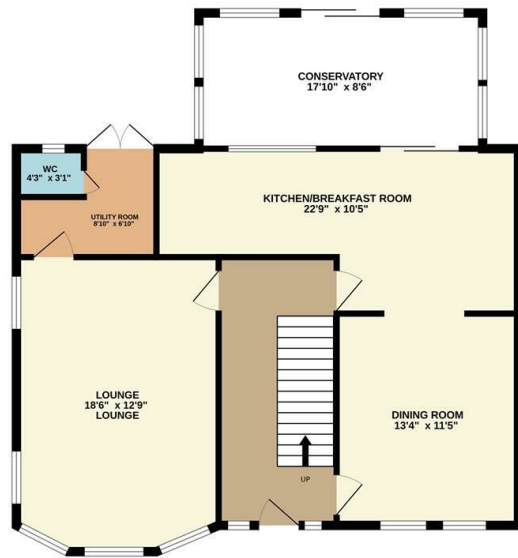
Freehold with vacant possession.

VIEWING INFORMATION

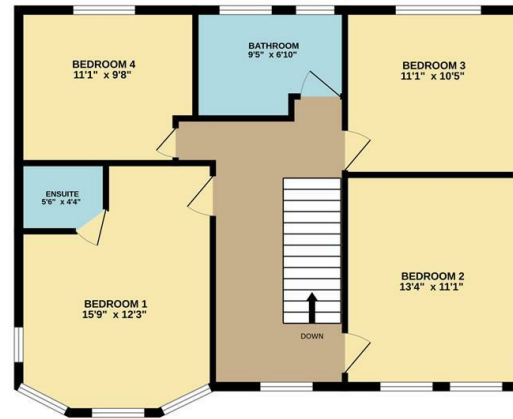
By appointment with the agents office.



GROUND FLOOR
917 sq.ft. approx.



1ST FLOOR
764 sq.ft. approx.



TOTAL FLOOR AREA: 1681 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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