



19 Lime Grove
Forest Town, Nottinghamshire NG19 0HR
£530,000

- A SUBSTANTIAL, FIVE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER LOCATION.
- ENTRANCE HALL, L-SHAPED LOUNGE/DINING ROOM AND SITTING ROOM.
- FIVE BEDROOMS, TWO EN-SUITES AND FULLY TILED BATHROOM WITH THREE PIECE SUITE.
- OVERALL PLOT OF APPROXIMATELY HALF AN ACRE, INCLUDING LARGE LAWN AND PATIO.
- GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN WITH GLOSS UNITS, REAR PORCH AREA AND GROUND FLOOR WC.
- TARMACADAM FRONTAGE PROVIDING PARKING FOR SEVERAL VEHICLES AND GARAGE.
- SCOPE FOR FURTHER DEVELOPMENT TO THE PROPERTY, WITH PLANS SUBMITTED.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS:

From our Mansfield office, continue onto St Peter's Way, then turning right onto Bath Lane. This then becomes Ravensdale Road and at the junction turn left, which is Sherwood Hall Road. Proceed onto Clipstone Road West, before turning right onto Lime Grove. The property is then on the left hand side.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

UPVC front door and side panel, radiator, under stair cloaks and internal door through to the garage.

L SHAPED LOUNGE AND DINING ROOM

23'11" x 22'0" narrowing to 13'10" (7.30m x 6.72m narrowing to 4.24m)

Double UPVC aspect to the front and UPVC door and window to the rear. Inset log burner with marble hearth. Three radiators. Access to an additional sitting room/music room.



SITTING ROOM/MUSIC ROOM

19'0" x 9'10" (5.80m x 3.02m)

UPVC French doors to the rear. Radiator.



KITCHEN

13'0" x 8'7" (3.98m x 2.63m)

Fitted with white gloss base and eye level units,

work surfaces and stainless steel sink unit and single drainer. Fitted cooker hood, upright radiator and UPVC rear aspect.



REAR PORCH/ENTRANCE AREA

UPVC door and side window.

GROUND FLOOR CLOAKROOM

Wash hand basin and WC.

FIRST FLOOR.

LANDING

Loft access. Walk in airing cupboard, double glazed sky light and UPVC elevation.

BEDROOM ONE

12'11" x 9'11" (3.94m x 3.03m)

Having Juliet balcony to the rear, overlooking the garden. Radiator.



EN-SUITE

Comprising shower tray with mains shower, wash hand basin and WC. UPVC obscure glaze. Radiator.



BEDROOM TWO

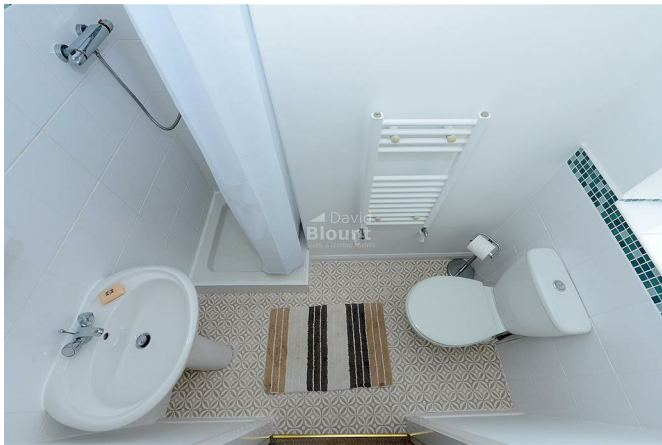
11'10" x 10'0" (3.63m x 3.05m)

Radiator. UPVC double glazed front elevation.



EN-SUITE

shower tray, mains shower, upvc window, wc, wash hand basin, radiator, 2nd loft access.



BEDROOM THREE

13'0" x 12'10" (3.97m x 3.92m)

UPVC double glazed front elevation. Radiator.



BEDROOM FOUR

12'9" x 10'1" (3.89m x 3.09m)

Built in double wardrobe, radiator and UPVC double glazed windows to front and side elevations.



BEDROOM FIVE

9'4" x 7'6" (2.87m x 2.30m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Comprising bath with corner taps, wash hand basin and WC. Full tiling to the walls, radiator and UPVC obscure glaze.

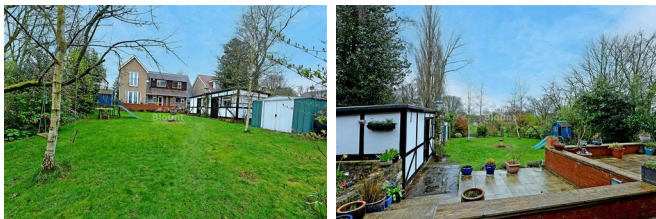


and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5641/22/03/2024.

OUTSIDE

The front has recently been tarmacked and now provides car standing for a number of vehicles. The garage has up and over door, wall mounted combination boiler, plumbing for washing machine, radiator, consumer unit and gas meter. As previously mentioned the overall plot size is approximately 0.5 acres, with a substantial garden to the rear. There is a large expanse of lawn, plus patio and outbuildings.

The property is in council tax band D (Mansfield District Council).



MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

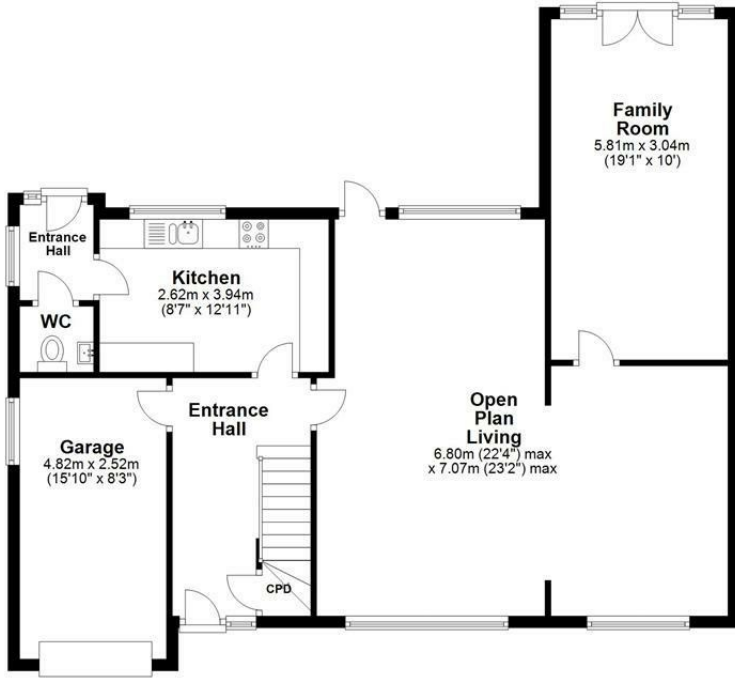
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment

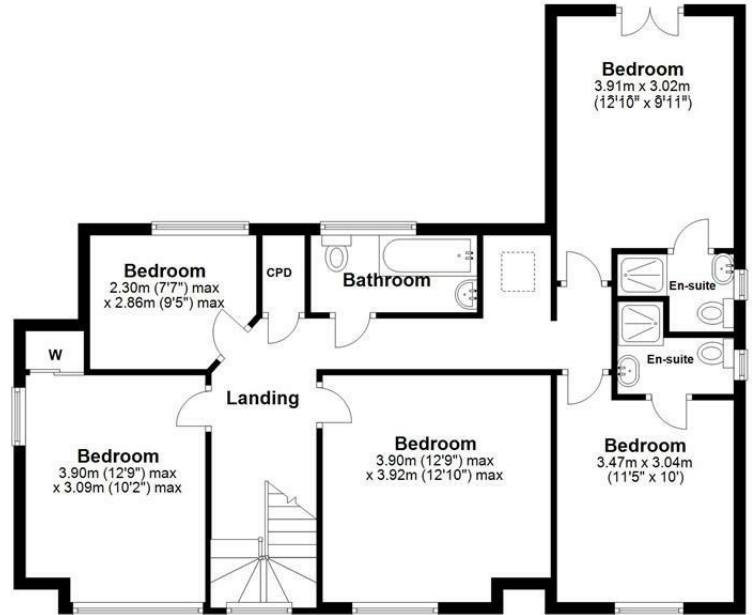
Ground Floor

Approx. 94.8 sq. metres (1020.3 sq. feet)



First Floor 1964

Approx. 85.4 sq. metres (918.8 sq. feet)



Total area: approx. 180.1 sq. metres (1939.1 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	68	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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