



1 Lime Grove, Newton Regis, Staffordshire, B79 ONB

HOWKINS &
HARRISON

1 Lime Grove, Newton Regis,
Staffordshire, B79 0NB

Guide Price: £325,000

A spacious four bedroom semi detached family home backing onto open fields. The property is situated within a sought after village location offering plenty of living space and having vacant possession, an early internal viewing is strongly recommended.

Features

- Semi detached family home
- Spacious lounge
- Separate dining room
- Downstairs cloakroom
- Four good size bedrooms
- Family bathroom
- Delightful rear gardens backing onto open fields
- Sought after village location
- Vacant possession
- Energy Rating-E



Location

Newton Regis is a small rural village situated between Ashby de la Zouch and Tamworth in the Staffordshire countryside. The picturesque village benefits from a public house, St Mary's church and enjoys a strong community spirit. More extensive services can be found in the nearby towns of Ashby de la Zouch and Tamworth which include supermarkets, leisure centres and leisure facilities. There is also an extensive road network with the A42/M42 M6, M6 toll and M1 all within close proximity providing links to East Midlands and Birmingham International airports and the Midlands rail network with fast direct routes into London Euston.

The local area is also sited within the National Forest benefiting from a number of popular visitor centres including Conkers, Twycross Zoo, Ferrers centre at Staunton Harold, Calke Abbey and Melbourne Hall. Renowned for the quality of educational facilities offered, schools include Repton, Twycross House, Dixie Grammar School, Grace Dieu Manor House, Ashby Grammar Schools and Newton Regis has its own C of E Primary and Nursery school with an outstanding Ofsted report.



Accommodation Details – Ground Floor

Enter via an entrance hall with stairway leading to the first floor, doors leading off to the downstairs cloakroom with WC and wash hand basin. The spacious sitting room has a living flame gas cold fire with feature surround mantle above and double glazed window to the rear elevation as well as a double glazed door to the rear garden. The separate dining room has a double glazed window to the front elevation. The kitchen comprising of a range of eyelevel units and ample preparation surfaces over, incorporating one and a half single sink unit with complementary tiling.

First Floor

The stairway leading to the first floor landing, with doors to four excellent size bedrooms and a family bathroom with panelling, bath with electric shower over, complementary tiling with vanity wash handbasin and Low flush WC.

Outside

Outside has an excellent frontage lawn and front garden with pathway leading to the front door. To the rear, the mature rear garden is a good size and mainly to lawn backing onto open fields paved patio.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: 01827-718021.

Fixtures and Fittings

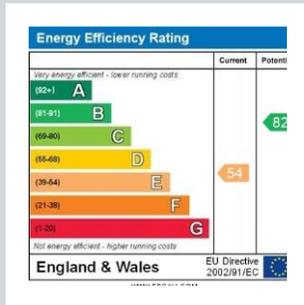
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

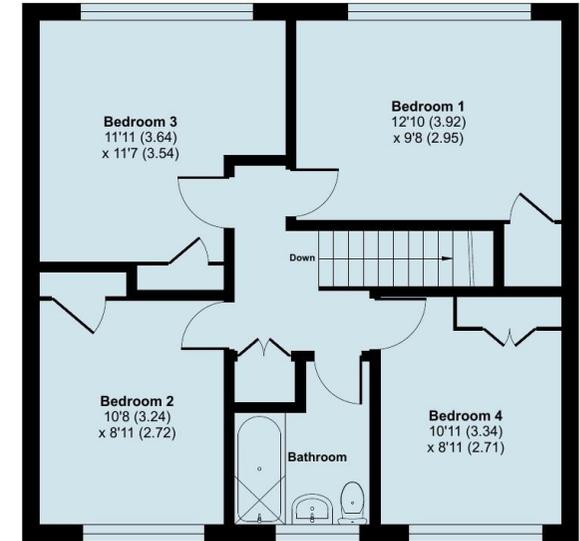
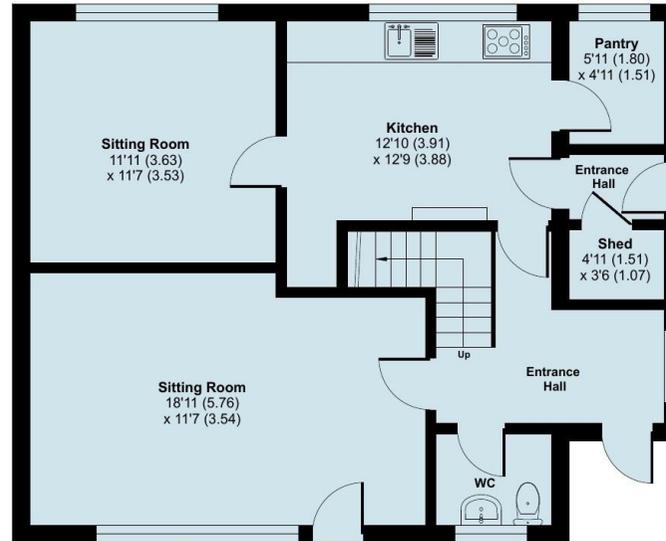
North Warwickshire Borough Council - Tel:01827-715341.
Council Tax Band- C



Lime Grove, Newton Regis, Tamworth, B79

Approximate Area = 1325 sq ft / 123 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1358053

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.