



**Lime Tree Farm Fiskerton Road, Rolleston,  
Newark, NG23 5SH**

**Guide Price £299,950**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- No Upward Chain
- Potential for Extension (STP)
- Kitchen & Utility
- 3 Bedrooms
- Parking to the Front
- Excellent scope for Renovation
- 2 Reception Rooms
- Ground Floor W/C
- 1st Floor Bathroom
- Generous Mature Plot

A superbly opportunity to purchase this attractive traditional style semi detached home offered for sale with the advantage of no upward chain and occupying a mature plot with gardens to three sides.

The property offers buyers excellent potential to update and potentially extend a property to their own taste and specification and the accommodation in brief comprises, a small entrance hall, 2 reception rooms, fitted kitchen with useful utility and ground floor w/c off then to the first floor are three bedrooms and the bathroom.

The property occupies a mature plot with gardens to three sides including an attractive frontage with off street parking and side access to the rear garden which is lawned and includes a useful attached outbuilding.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

With stairs rising to the first floor.

### SITTING ROOM

A dual aspect reception room with picture rail, central heating radiator and uPVC double glazed windows to both the front and rear aspects.

### LOUNGE

A dual aspect reception room with picture rail, coved ceiling, uPVC double glazed windows to both the front and rear aspects, a central heating radiator, a fireplace with marble effect insert and hearth. There is built-in cabinetry to one of the alcoves plus a useful understairs storage cupboard with shelving and a uPVC double glazed window to the rear aspect.

### KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap. There is space for an appliance including plumbing for a dishwasher and an electric cooker point. Central heating radiator, uPVC double glazed windows to both the front and side aspects and a door into the utility room.

### UTILITY ROOM

Situated at the side of the property, a useful space with stainless steel single drainer sink unit

with hot and cold taps. There is a rolled edge worktop with space beneath for appliances including plumbing for a washing machine. A wall mounted Worcester central heating boiler was installed in March 2022.

### GROUND FLOOR W/C

Fitted with a low level w/c, a wash basin with cold tap and a single glazed window to the side aspect.

### FIRST FLOOR LANDING

With a central heating radiator, access to the roof space and a uPVC double glazed window to the rear aspect.

### BEDROOM ONE

A double bedroom with uPVC double glazed windows to both front and rear aspects, central heating radiator, a period cast iron fireplace and a small built-in wardrobe.

### BEDROOM TWO

With a period cast iron fireplace, a central heating radiator, a small built-in wardrobe and a uPVC double glazed window to the front aspect.

### BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect, a small single glazed window to the rear aspect and a built-in double wardrobe/airing cupboard with a central heating radiator.

### BATHROOM

Fitted with a close coupled toilet, a pedestal wash basin with hot and cold taps and tiled splashbacks and a panel sided bath with hot and cold taps and mains fed shower over. Tiling for splashbacks, central heating radiator, extractor fan and a uPVC double glazed window to the rear aspect.

### DRIVEWAY & GARDENS

There is driveway parking to the front of the plot and mature gardens sit to three sides of the property being mainly lawned, the rear including access to a useful attached store.

### COUNCIL TAX

The property is registered as council tax band C.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:\_  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>









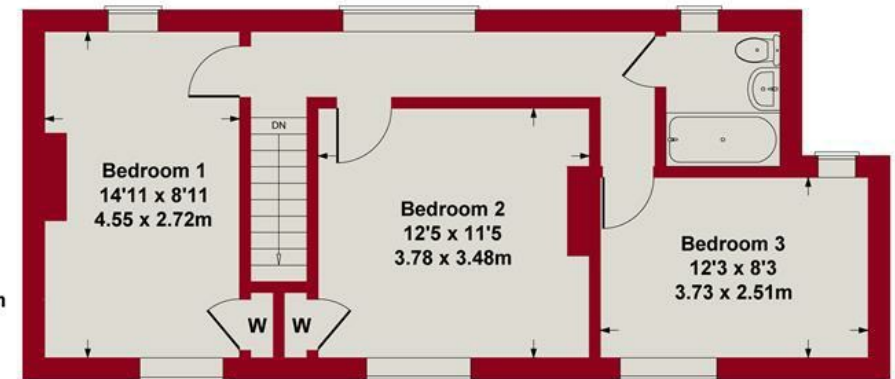




Approximate Gross Internal Area  
1,214 sq ft - 113 sq m



GROUND FLOOR

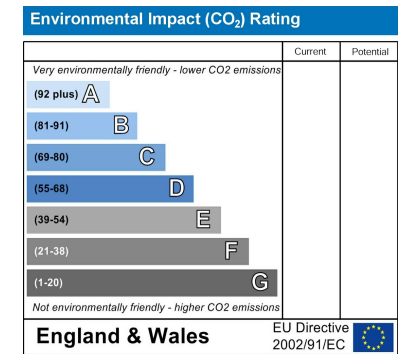
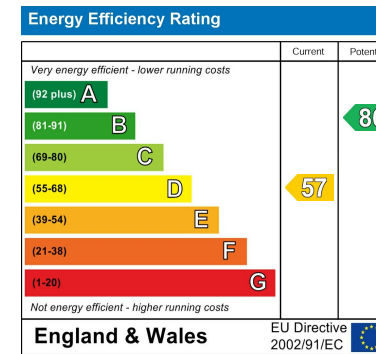


FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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**RICS**



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