



6 Lime Tree Close,  
Fulbeck. NG32 3HT



**£175,000**

- Two Bed Bungalow
- Generous Corner Plot
- Popular Village Of Fulbeck
- Close To Village Amenities
- Recently Renovated
- Rear Access To Village Playing Field
- Modern Kitchen
- Shower Room
- Viewing Highly Advised
- Freehold – Energy Rating D





This beautifully renovated home welcomes you through an inviting entrance that opens into a bright living room. From here, you can access the first bedroom, while a central hallway leads to the second bedroom, a modern family shower room and a newly fitted kitchen. The kitchen opens directly onto the rear garden, offering an easy flow between indoor and outdoor spaces.

Updated throughout by the current owner, the property features a contemporary kitchen, a refreshed shower room and a clean, move-in-ready finish.

Outside, the front garden offers a lawned area, a pathway to the front door and convenient side access to the rear. The generous rear garden enjoys both lawn and hard landscaping, a useful shed and a gate opening directly onto the village green.

Located in the sought-after village of Fulbeck, the property sits moments from a well-kept cricket green, playing fields and a children's play area. The village also hosts a popular Arts and Crafts Centre with cafe, and the much-loved Hare & Hounds pub, known for excellent food and local ales. Nearby dining options include The Brownlow Arms, while local farm shops and "pick-your-own" produce are available within minutes. Fulbeck offers superb transport links, with Grantham providing regular London Kings Cross services in around an hour and Newark just a short drive away. A range of well-regarded schools, including grammar and independent options, are located in nearby towns.



## ACCOMMODATION

### LOUNGE

3.85m x 3.85m (12'7" x 12'7")

Having uPVC double glazed window to the front aspect, electric radiator, spotlights, laminate flooring and door to the front aspect.

### INNER HALLWAY

With door to bedroom 2m the shower room and open to the kitchen and having tiled flooring with under floor heating.

### KITCHEN

2.55m x 2.42m (8'5" x 7'11")

With half glazed door to the rear, uPVC double glazed window to the side and rear. Having a range of eye and base level units, work surfacing with inset sink with Quooker hot water tap over, and 2-ring electric hob, integrated fridge freezer, microwave and electric oven, integrated dishwasher, electric radiator, contemporary tiling to walls, extractor fan, tiled flooring with under floor heating.

### BEDROOM ONE

3.79m x 2.91m (12'5" x 9'6")

With uPVC double glazed window to the front aspect and accessed via double doors from the lounge. Having electric radiator and fitted carpet.

### BEDROOM TWO

2.48m x 2.4m (8'1" x 7'11")

With uPVC double glazed window to the rear aspect, electric radiator and fitted carpet.

### SHOWER ROOM

1.93m x 1.54m (6'4" x 5'1")

With uPVC obscure double glazed window to the rear aspect, shower cubicle, wash basin with vanity storage beneath and incorporating a concealed cistern WC., tiled flooring with under floor heating, mermaid boarding to walls and a fitted storage unit.





## OUTSIDE

The property occupies a corner plot with the front garden mainly laid to lawn. A timber gate leads through to the rear garden. At the rear there is a fully enclosed garden with patio and a lawned garden. A gate to the rear gives access to the village recreation ground. There is also an outbuilding for storage and outside lighting.

## SERVICES

Mains water, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## DIRECTIONS

From Grantham High Street continue on to Watergate following the one way system turning right on to Broad Street and left on to Brook Street. Continue out of Grantham along Manthorpe Road passing the hospital and proceed through Manthorpe, past Belton and Syston and through Barkston. Take the left turn after leaving Barkston on to The A607 and follow this road through Carlton Scroop and Normanton on Cliffe and continue along the passing Frieston and Caythorpe and on to Fullbeck. Proceed down the hill and as you reach the top on the bend take the right turn onto South Heath Lane. Lime Tree Close is on the left.

## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

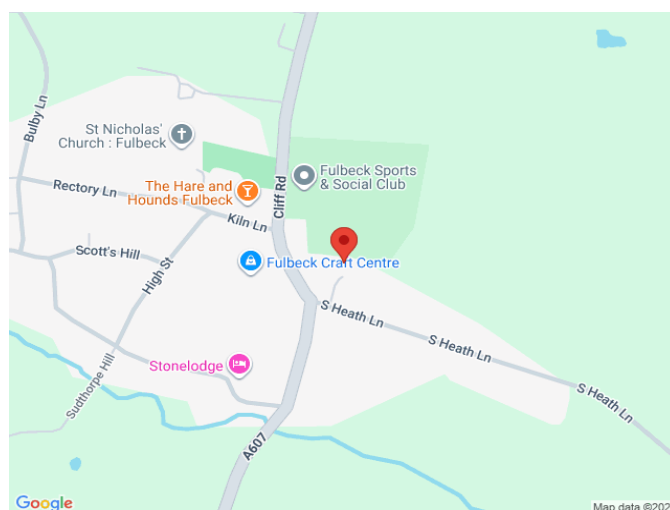


## Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their quantity or efficiency can be given. Made with Mapbox 12/2021



Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
[grantham@newtonfallowell.co.uk](mailto:grantham@newtonfallowell.co.uk)