



13 Lime Grove, Forest Town, Mansfield,  
Nottinghamshire, NG19 0HR

Offers In The Region Of £600,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Chalet Bungalow
- En Suite & Family Bathroom
- Separate 1 Bedroom Detached Annexe
- Substantial Detached Garage: 738 Sq Ft
- Block Paved Driveway with Turning Space
- 4 Double Bedrooms
- Open Plan Lounge/Dining Room
- Substantial Plot (0.85 Acres)
- Both Properties & Garage: 3,287 Sq Ft
- Highly Regarded Location

A spacious four bedroom detached chalet bungalow and a separate one bedroom detached bungalow annexe, occupying a substantial plot extending to circa 0.85 of an acre in a highly regarded location on Lime Grove off Clipstone Road West - a short drive from local amenities.

The property was built in the mid 1980s and has been occupied by our clients for almost 40 years. The property has warm air gas central heating, UPVC double glazing and a CCTV system. The chalet bungalow living accommodation spans over two floors comprising on the ground floor; L-shaped entrance hall, cloakroom, utility, spacious open plan lounge/dining room, kitchen, rear porch, two double bedrooms and a bathroom comprising a five piece suite. The first floor galleried landing leads to a master bedroom with dressing area and an en suite. Completing the accommodation on the first floor is a fourth double bedroom. The annexe accommodation comprises an entrance porch, cloaks cupboard, lounge, conservatory, kitchen, side entrance lobby, inner lobby, bedroom and a bathroom. The annexe has electric storage heaters and its own electricity supply.

## OUTSIDE

The property is located on Lime Grove - a highly regarded area on an attractive lane with a variety of individual detached dwellings of a high value. The property stands back behind a walled frontage and occupies a substantial plot extending to circa 0.85 of an acre. Double gates open onto a long and extensive block paved driveway with turning space at the end beyond the property. The front garden is mainly laid to lawn with mature shrubs and with an established privet hedgerow boundary the side which extends to the side of the property and all the way to the end of the rear garden. There are planting borders to the left hand side of the driveway leading round to the rear garden. To the rear of the property, there is a substantial garden with a raised paved patio, low retaining walled boundary and steps leading to a lawn with planting borders to three sides. Beyond here, there is a lovely decked patio on two levels and a pergola adjacent to a weeping willow tree. There are further substantial lawns which extend to the end of the garden where there is established hedgerow boundary and a silver birch tree. Returning to the driveway, there is the separate detached, single storey annexe with a paved patio area outside of the conservatory. The block paved driveway continues to the side which leads to a substantial detached garage extending to 738 sq ft. The annexe benefits from an enclosed rear garden featuring a raised lawn, an apple tree, hedgerow rear boundary and a low level retaining walled boundary with path running across the rear leading round on both sides back to the front. A pathway runs around the garage and provides access to further garden area to the rear.

A UPVC SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

19'7" max x 16'0" (5.97m max x 4.88m)

With tiled floor, stairs to the first floor landing and airing cupboard housing the warm airing central heating boiler and hot water cylinder.

## DOWNSTAIRS WC

5'11" x 4'10" (1.80m x 1.47m)

Having a modern two piece white suite comprising a pedestal wash hand basin with chrome mixer tap. Low flush WC with enclosed cistern. Tiled floor, tiled walls, coving to ceiling and obscure double glazed window to the side elevation.

## UTILITY

11'11" x 3'10" (3.63m x 1.17m)

Having extensive fitted wardrobes with hanging rails and shelving and sliding doors. Plumbing for a washing machine and obscure double glazed window to the side elevation.

## OPEN PLAN LIVING/DINING ROOM

24'7" max x 17'1" (7.49m max x 5.21m)

A spacious, L-shaped open plan living/dining room having a large stone fireplace with display areas with inset lighting and a hearth with space for a freestanding electric fire. There is extensive fitted furniture to include a low level base unit with ample storage cupboards and drawers. There is also a large floor-to-ceiling cabinet display with glass shelving, further ample display shelving and lower level storage cupboards and drawers. Exposed brick wall, coving to ceiling, two double glazed windows to the side elevation and sliding patio door leading out onto the rear garden.

## KITCHEN

11'10" x 9'11" (3.61m x 3.02m )

Having wall cupboards, base units and drawers with work surfaces above. Inset sink with drainer and chrome mixer tap. Integrated Siemens cooking appliances include a combination steam oven, separate single oven, a six ring ceramic electric hob and stainless steel extractor hood above. Integrated fridge/freezer. Plumbing and space for a dishwasher. Fitted breakfast table, wood floor, five ceiling spotlights, coving to ceiling, double glazed window and door to the rear elevation.

## REAR PORCH

7'10" x 6'4" (2.39m x 1.93m)

With quarry tiled floor, double glazed windows and UPVC entrance door.

## BEDROOM 3

14'2" x 13'9" (4.32m x 4.19m)

The first of two spacious double bedrooms on the ground floor, with herringbone oak floor, coving to ceiling and double glazed window to the front elevation.

#### BEDROOM 4

14'0" x 11'11" (4.27m x 3.63m)

A spacious double bedroom with coving to ceiling and double glazed window to the front elevation.

#### FAMILY BATHROOM

10'11" x 7'10" (3.33m x 2.39m)

Having a five five piece white suite comprising a large bathtub with mixer tap and tiled surround. Separate tiled shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low flush WC. Bidet with mixer tap. Tiled floor, tiled walls, four ceiling spotlights and obscure double glazed window to the side elevation.

#### FIRST FLOOR GALLERIED LANDING

#### MASTER BEDROOM 1

20'1" max x 13'7" (6.12m max x 4.14m)

A spacious master bedroom, having a dressing area with extensive fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Double glazed window to the front elevation.

#### EN SUITE

7'5" x 5'0" (2.26m x 1.52m)

Having a three piece white suite comprising a tiled shower cubicle with wall mounted shower. Corner vanity unit with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, tiled walls, extractor fan and velux roof window to the side elevation.

#### BEDROOM 2

13'8" x 11'11" (4.17m x 3.63m)

A second double bedroom, with laminate floor and double glazed window to the rear elevation.

#### SEPARATE DETACHED ANNEXE

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### ENTRANCE PORCH

4'7" x 3'0" (1.40m x 0.91m)

With tiled floor.

#### CLOAKS CUPBOARD

4'11" x 3'1" (1.50m x 0.94m)

Having fitted cupboard, tiled floor and obscure double glazed window to the side elevation.

#### LOUNGE

14'11" x 12'11" max (4.55m x 3.94m max)

Having a marble fireplace with electric fire. Electric storage heater, tiled floor and sliding patio door leads through to:

#### CONSERVATORY

11'4" x 11'0" (3.45m x 3.35m)

With tiled floor and patio door.

#### KITCHEN

10'7" x 8'7" (3.23m x 2.62m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated double oven, four ring ceramic electric hob and stainless steel extractor hood above. Integrated fridge, space for freezer, tiled floor, tiled walls, electric storage heater and double glazed window to the front elevation.

#### SIDE ENTRANCE PORCH

11'7" x 3'4" (3.53m x 1.02m)

With quarry tiled floor and three double glazed windows. Connecting UPVC door to:

#### INNER LOBBY

3'8" x 3'7" (1.12m x 1.09m)

With tiled floor and loft hatch.

#### BEDROOM 1

13'8" x 9'7" (4.17m x 2.92m)

A spacious double bedrooms, having extensive fitted wardrobes with hanging rails and shelving plus overhead storage cupboards. Tiled floor and double glazed window to the side elevation.

#### BATHROOM

9'10" x 7'4" max (3.00m x 2.24m max)

Having a four piece suite comprising a tiled inset bath with electric shower over. Pedestal wash hand basin. Low flush WC. Bidet with mixer tap. Tiled floor, tiled walls, shaver point, extractor fan, electric storage heater and obscure double glazed window to the rear elevation.

#### ANNEXE EPC RATING

45/74 Band E.

#### SUBSTANTIAL DETACHED GARAGE

34'5" x 21'4" (10.49m x 6.50m)

A substantial, detached brick and tile garage equipped with power and light and an alarm system. There is an inspection pit, an engine crane lift fitted to the steel beam above, air supply, two double glazed windows to the side elevation, double glazed window to the rear elevation, side entrance door, remote controlled electric up and over door and a loft hatch leads up to boarded loft storage.

#### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

#### TENURE DETAILS

The property is freehold with vacant possession upon completion.

**SERVICES DETAILS**

All mains services are connected.

**MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

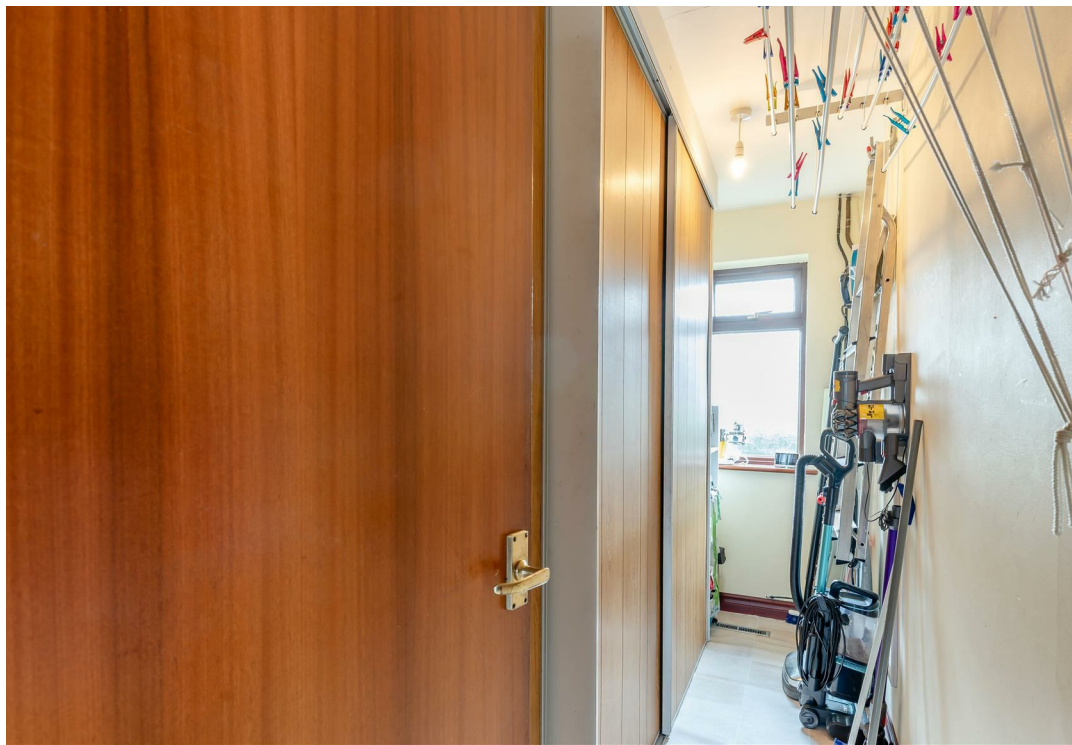
**FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









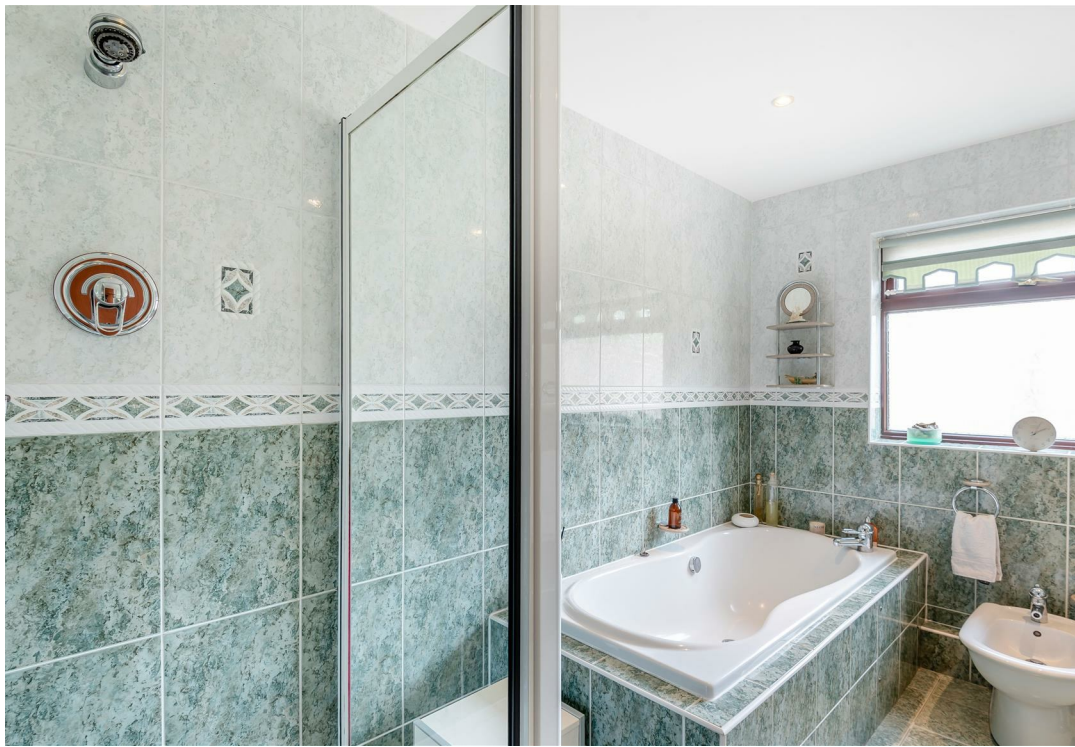


































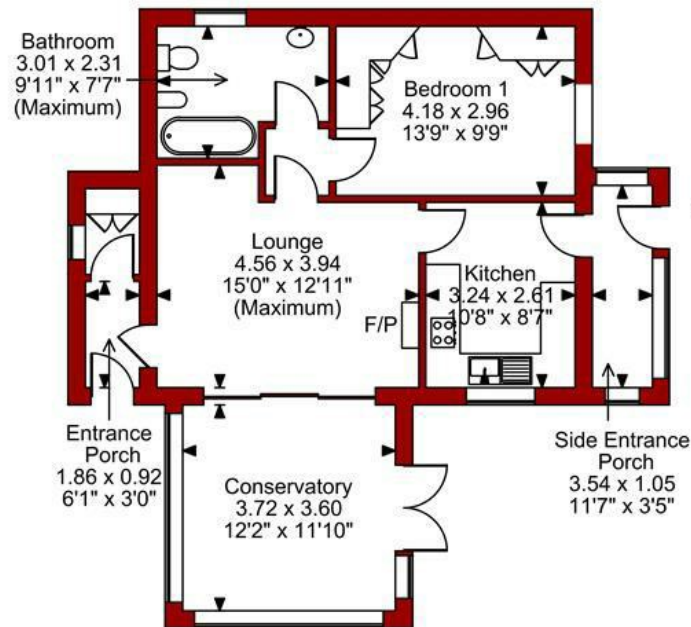
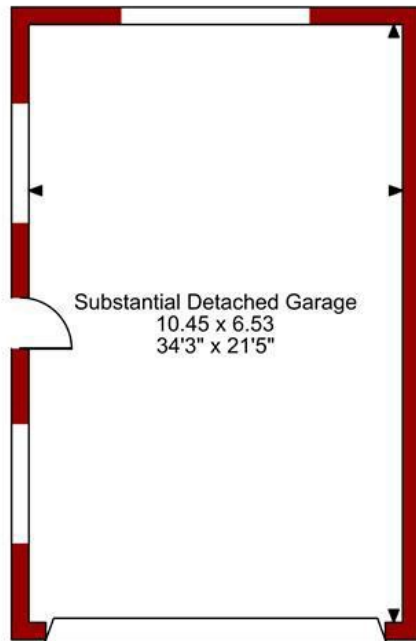




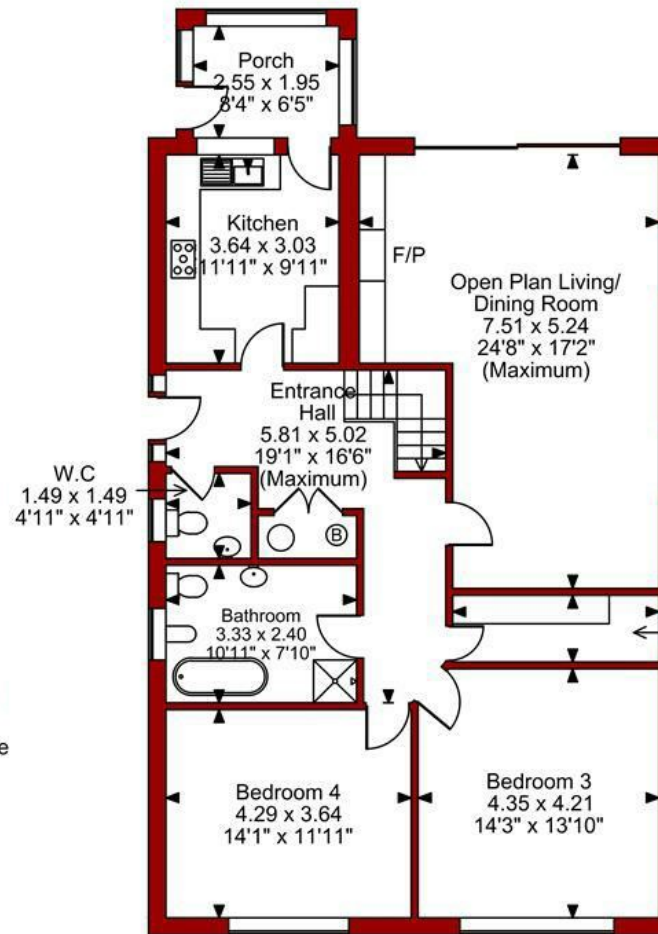




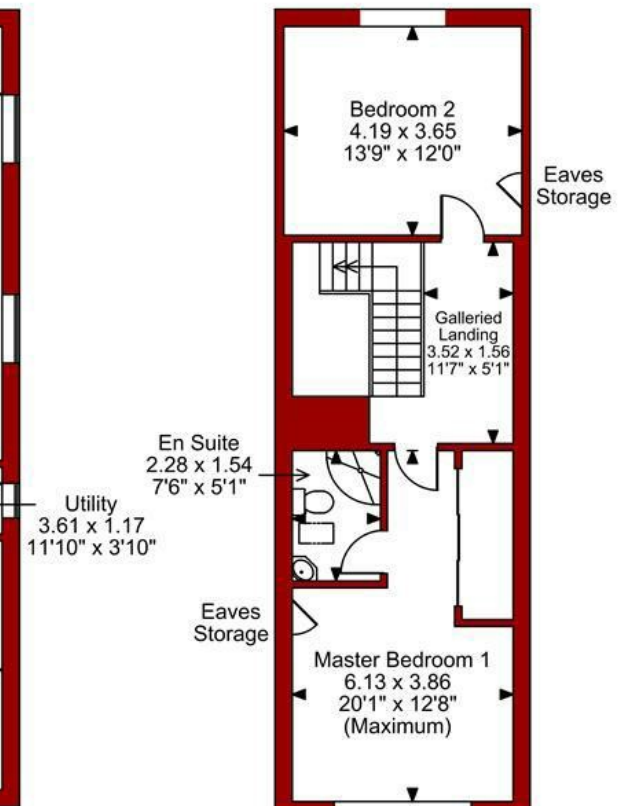
**Lime Grove, Forest Town**  
**Approximate Gross Internal Area**  
**Main House = 167 SQ M/1800 SQ FT**  
**Substantial Detached Garage = 68 SQ M/735 SQ FT**  
**Separate Detached Annexe = 70 SQ M/752 SQ FT**  
**Total = 305 SQ M/3287 SQ FT**



**Separate Detached Annexe**



**Ground Floor**

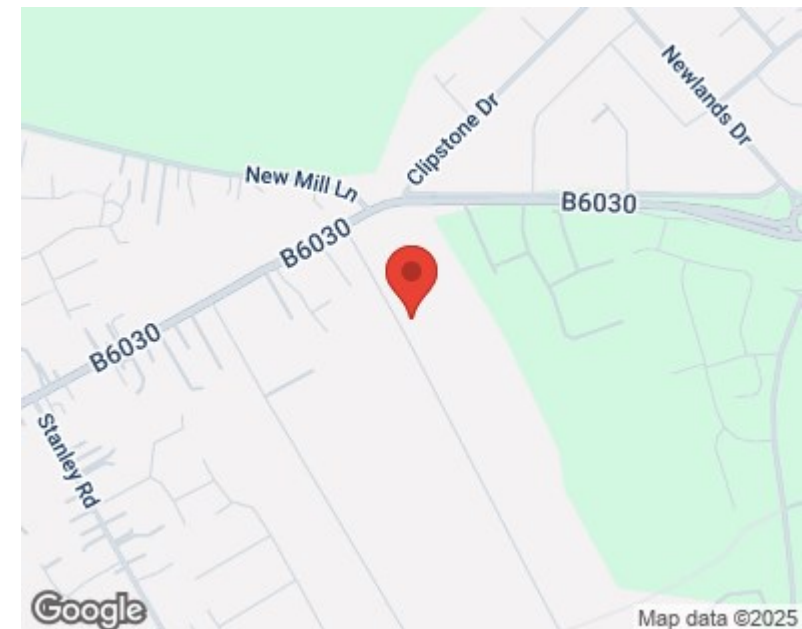
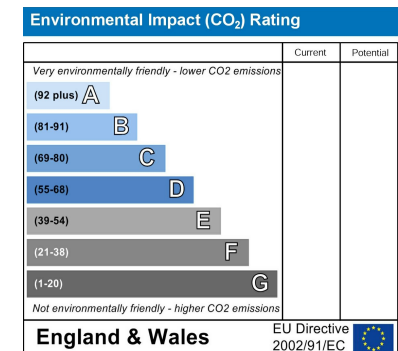
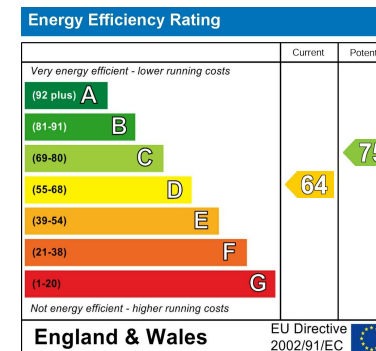


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.





*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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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