Lime Grove, Newark NG24 4AH



A traditional three bedroom mid terrace property situated in a sought after residential location a short distance from the town centre of the historic market town of Newark on Trent. In addition to the three bedrooms, there are two reception rooms, a kitchen, and a **RECENTLY REFURBISHED GROUND FLOOR SHOWER ROOM.** The property has a good sized garden to the rear, and the parking is via 'residents permit'. The property is double glazed, has gas central heating and is **available for purchase with NO CHAIN.**

£160,000

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Situation and Amenities

The property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

The property is entered via a passageway and door to the side, which leads into:

Entrance Hallway

This small entrance hallway has the staircase rising to the first floor and doors into the living room and dining room.

Living Room *13' 2" x 12' 5" (4.02m x 3.79m)*

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the living room is the marble effect fireplace with gas fire. The room also has ceiling light point and a radiator.

Dining Room *12' 11" x 12' 2" (3.93m x 3.70m)*

A further good sized and well proportioned reception room having a large window to the rear elevation, an under-stairs cupboard, laminate flooring, a ceiling light point and a radiator. A door leads into the kitchen.

Kitchen *9' 11" x 8' 0" (3.02m x 2.45m)*

The galley style kitchen has a window to the side elevation and a door leading out into the garden. The kitchen is fitted with a range of wooden wall and base units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven, and a gas hob with extractor over. In addition there is space and plumbing for both a washing machine and dishwasher. The kitchen has a ceiling light point and vinyl flooring. An opening leads through to an inner lobby.

Inner Lobby

The inner lobby has a ceiling light point and space for an American style fridge/freezer. From the lobby a door leads into the shower room.

Ground Floor Shower Room *8' 4" x 8' 0" (2.54m x 2.43m) (at widest points)*

This recently re-fitted shower room has an opaque window to the side elevation and comprises a walk-in shower cubicle, a wash hand basin and a WC. The room is enhanced with a ceramic tiled floor, and also has an extractor fan, a heated towel rail and a ceiling light point. Access to the loft space above this room is obtained from here.

First Floor Landing

The landing has doors into all three bedrooms and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One *13' 5" x 11' 9" (4.10m x 3.59m)*

An exceptionally spacious room with a window to the rear elevation. The bedroom has a built-in wardrobe, a further storage cupboard, a ceiling light point and a radiator.

Bedroom Two *13' 5" x 8' 1" (4.10m x 2.46m)*

A really good sized second bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three *9' 7" x 8' 2" (2.93m x 2.48m)*

A small double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Outside

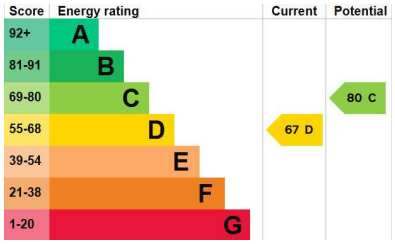
To the front of the property is a small garden area mainly laid to paving with an Indian slate feature, and bounded by picket fencing. A pathway leads to the passageway.

Rear Garden

To the rear of the property is a good sized south west facing garden which is partially laid to lawn with gravel borders containing a variety of shrubs. There is a paved patio area ideal for seating and entertaining, The small shed is included within the sale.

Council Tax

The property is in Band A.



VIEWING
Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?
To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007873 06 November 2026

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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