



45 Lime Grove, Bideford, EX39 3JL

Price Guide £225,000

- Close To Town & Amenities
- Charming Period Features
- Cosy Original Fireplaces
- Contemporary Touches
- Spacious Living Accommodation
- Popular Residential Area
- Light Filled Living Spaces
- Must See!

45 Lime Grove, Bideford EX39 3JL

Introducing this well presented Victorian home, set on a residential road close to Bideford Town Centre, combining period charm with modern comfort. The property boasts original features such as a large bay window, decorative fireplaces, and a tessellated tiled hallway, complemented by upgrades including a stylish kitchen and bathroom. The ground floor offers a double-aspect living room which leads to a bright kitchen/breakfast room with modern units, and direct access to the south-facing garden. Upstairs are two well-proportioned bedrooms, a contemporary family bathroom, and a fully boarded loft room providing excellent versatility. Outside, the attractive front area leads to a welcoming stained-glass entrance, while the rear garden enjoys a tiered garden. Sure to appeal to any discerning buyer.



Council Tax Band: B



Ground Floor

Entrance Porch

The entrance hall creates a warm first impression, offering ample space for coats, shoes, and everyday belongings.

Hallway

Living Room

27'8" x 11'2"

A light and spacious room featuring high ceilings, two charming fireplaces (one functional), and a large bay window that floods the space with natural light, providing ample room for both dining and relaxing.

Kitchen/Breakfast Room

14'11 x 10'5

The kitchen is well appointed with a range of matching units offering generous worktop space and storage, complete with a built-in hob with extractor, double oven, and stainless-steel sink with drainer. There is ample space for dining and white goods, along with a useful understairs storage cupboard. A lean-to extension and rear garden access fill the room with natural light, creating a bright atmosphere.

First Floor

Bedroom One

13'10" x 11'10"

A spacious double bedroom positioned at the front of the home, offering a bright and comfortable space with plenty of room for furnishings.



Bedroom Two

13'1 x 8'5

A versatile single room, perfect for use as a guest bedroom, home office, or hobbies and crafts space.

Bathroom

10'9" x 7'9"

A modern white three-piece suite comprising a bath with shower over, low-level WC, and hand wash basin.

Second Floor

Loft Room

22 x 14

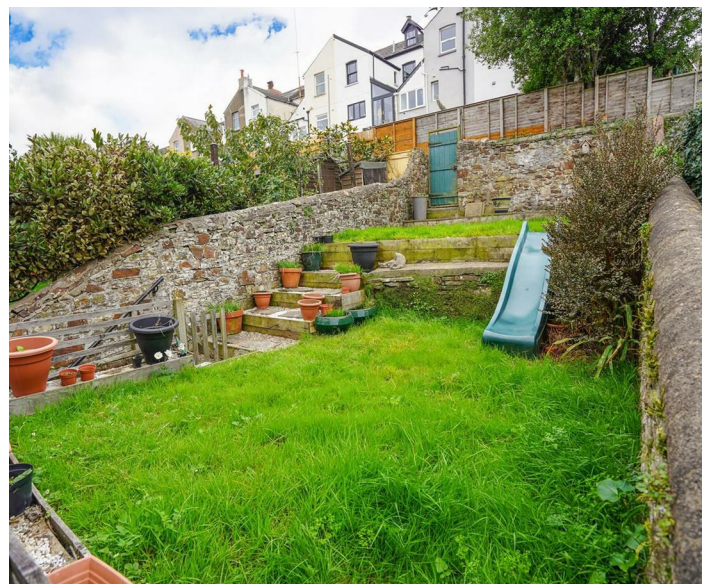
A versatile additional room, ideal for use as a study, or extra storage space.

Outside

To the front of the property is a low-maintenance garden, and steps leading up to the characterful stained-glass entrance. To the rear, a charming tiered garden, mainly laid to lawn and bordered by an attractive stone wall, provides a delightful outdoor space. There is also a useful rear access path and a convenient storage area.

Services

All mains services connected, gas fired central heating.



Directions

From Bideford Quay, proceed up Bridgeland Street which bears right at the top into North Road and continue to the end. Cross over, straight across into Lime Grove where the property can be found on the left hand.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

