



136 Lime Grove

Newark, NG24 4AH



Book a Viewing

£300,000

Set along a beautiful tree lined street just a short walk from the town centre, this spacious home presents a rare opportunity to create a forever home in an enviable location. Offering generous, versatile accommodation throughout, the property is ideal for buyers looking to modernise and personalise a home to suit their lifestyle. A welcoming entrance hall leads to a spacious living room extending over 18 feet, a separate dining room opening into the kitchen with pantry and a garden room overlooking the outside space. A ground floor double bedroom with adjoining WC, together with a family bathroom and separate WC, provides flexible living options, whether for multi-generational living, guests or a home office. Upstairs, two further well proportioned double bedrooms, all with built-in wardrobes, offer excellent family accommodation. Outside, the property enjoys landscaped gardens wrapping around the front, side and rear, along with the added benefit of a double garage.





LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

ACCOMMODATION

ENTRANCE HALL

With window, wooden door, stairs to the first floor, radiator, coving to the ceiling and doors to the bathroom, WC dining room, living room and bedroom three.

LIVING ROOM

17' 8" x 16' 4" (5.4m x 5m) With double glazed windows to the front and side elevations, radiators, coving to the ceiling, ceiling rose, wall light points and fireplace.





BATHROOM

8' 2" x 5' 2" plus door recess (2.5m x 1.6m) Fitted suite comprising a panelled bath, pedestal wash hand basin, bidet, tiled walls, radiator and opaque window to the front elevation.

WC

5' 2" x 2' 11" (1.6m x 0.9m) With low level WC, radiator and opaque window.

DINING ROOM

13' 1" x 12' 9" maximum measurements, into recess (4m x 3.9m) With double glazed window, radiators, coving to the ceiling, wall light point, built-in cabinetry and doorway to the kitchen.



KITCHEN

19' 0" x 7' 6" (5.8m x 2.3m) widening to 2.7m) With a range of wall and base units with work surfaces incorporating a 2½ bowl sink unit with stainless steel mixer tap, fitted ovens, electric hob and stainless steel cooker hood, floor standing boiler, built-in airing cupboard housing the hot water cylinder, double glazed window to the rear elevation, opaque window to the front elevation, walk-in pantry with shelving and opaque window and door to the garden room.

GARDEN ROOM

8' 10" x 7' 10" (2.7m x 2.4m) With windows to three elevations, external door, radiator and built-in cupboards.

BEDROOM THREE

19' 0" x 12' 9" to the back of the wardrobes (5.8m x 3.9m) With double glazed window, radiator, wall light points, pedestal wash hand basin, coving to the ceiling, two built-in wardrobes and door to the WC.



WC

With low-level WC, radiator and opaque window.

FIRST FLOOR LANDING

With double glazed window, radiator and doors to two further bedrooms.

BEDROOM ONE

18' 0" x 17' 0" into wardrobes (5.49m x 5.2m) With window, radiator, wall light points, pedestal wash hand basin and built-in wardrobes.



BEDROOM TWO

17' 0" to back of wardrobes x 12' 9" (5.2m x 3.9m) With window, radiator, pedestal wash hand basin, wall light points and built-in wardrobes.

DOUBLE GARAGE

17' 4" x 16' 8" (5.3m x 5.1m) With two up-an-over doors, radiator and access to roof space.

OUTSIDE

Gated pedestrian and vehicular access leading to a driveway providing parking for several vehicles and access to the double garage. There are hardscaped gardens to the front and to the rear where there is also an outhouse.



Ground Floor
Approx. 139.4 sq. metres (1500.2 sq. feet)



Total area: approx. 196.8 sq. metres (2118.7 sq. feet)
136 Lime Grove, Newark

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

[http://www.mundys.net/referrals/](#)

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 0152 2550088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

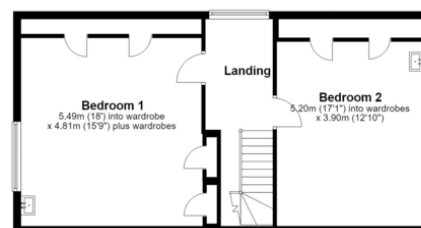
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lesors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.