

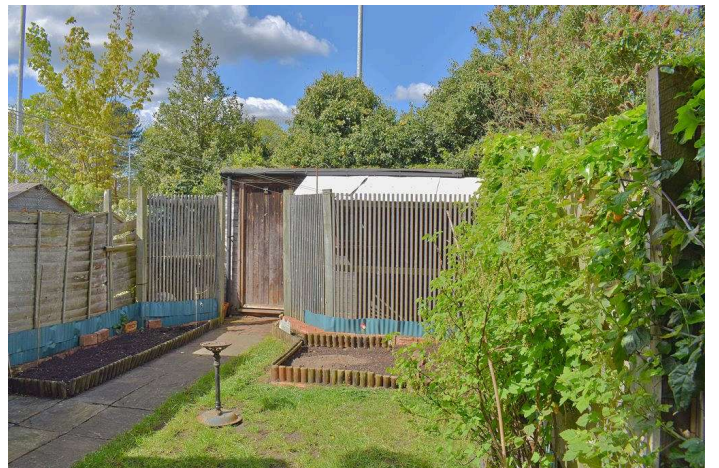
Lime Grove, Newark NG24 4AH



A two bedroom terrace property having character and charm with lofty ceilings, traditional wooden doors and stripped skirtings, and situated in a sought after location a short distance from the town centre. In addition to the two double bedrooms, there are two reception rooms, an excellent sized breakfast kitchen, a first floor bathroom and a converted attic room. The property is double glazed and has gas central heating. Available for purchase with NO CHAIN.

£170,000





Situation and Amenities

This property is available for purchase with no onward chain, and 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

Upon entering the front door which is located to the side of the property, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the lounge and dining room. The hallway has a ceiling light point.

Lounge 12' 11" x 12' 3" (3.93m x 3.73m)

This excellent sized and well proportioned reception room has two windows to the front elevation. The focal point of the lounge is the feature fireplace with open fire inset (not tested by the agent). The room also has a picture rail, a ceiling light point and a radiator.

Dining Room 12' 11" x 12' 3" (3.93m x 3.73m)

This wonderful second reception room has a window to the rear elevation, and a door into the breakfast kitchen. The dining room has a useful storage cupboard which is sited beneath the staircase. There is a brick fireplace with gas fire inset (not working), and to one side of the chimney breast are bespoke fitted storage cupboards and shelving. The room also has a picture rail, a ceiling light point and a radiator.

Breakfast Kitchen 19' 0" x 7' 9" (5.79m x 2.36m)

This excellent sized kitchen has three windows to the side elevation, a half glazed door leading out to the side of the property and glazed French doors to the rear, making the room particularly bright and airy. The kitchen is fitted with a good range of base and wall units, including display cabinets, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, space for a freestanding gas cooker and further space for a larger fridge, freezer and washing machine. The breakfast kitchen is of sufficient size to accommodate a small dining table, and has recessed ceiling spotlights, a pendant light over the dining area and a radiator. The central heating boiler is located within the kitchen.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into both double bedrooms and the bathroom. The landing has a ceiling light point.

Bedroom One 12' 11" x 12' 3" (3.93m x 3.73m)

A superb sized double bedroom with a window to the front elevation, a picture rail, ceiling light point and a radiator. A door opens to reveal the staircase leading to the attic room.

Bedroom Two 13' 9" x 8' 2" (4.19m x 2.49m)

A further good sized double bedroom having a window to the rear elevation looking towards the garden and tennis courts beyond. The room has a ceiling light point and a radiator.

Bathroom 9' 9" x 8' 1" (2.97m x 2.46m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has a useful storage cupboard, a ceiling light point, a shaver socket and a radiator.

Attic Room 18' 1" x 16' 7" (5.51m x 5.05m) (at widest points and excluding eaves storage)

This very versatile room is accessed via a steep staircase from bedroom one, and has two Velux skylight windows to the rear elevation, ample eaves storage, both wall and ceiling light points and a radiator. The attic room has a hipped roof with restricted head height.

Outside

To the front is a small and neatly maintained garden area. To the side is a footpath that runs down the passageway beyond the front door and into the rear via gated access. The small rear garden is fully enclosed, laid primarily to lawn and is ideal for outdoor seating and entertaining.

Timber Garden Shed 11' 7" x 5' 7" (3.53m x 1.70m)

At the foot of the garden is a timber garden shed which is equipped with power, lighting and a wall mounted heater.

FURNITURE AND WHITE GOODS

The cooker, one fridge, one freezer, wardrobe, desk, beds, table, antique card table (needs restoration) etc. are available to purchase by separate negotiation if required.

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.

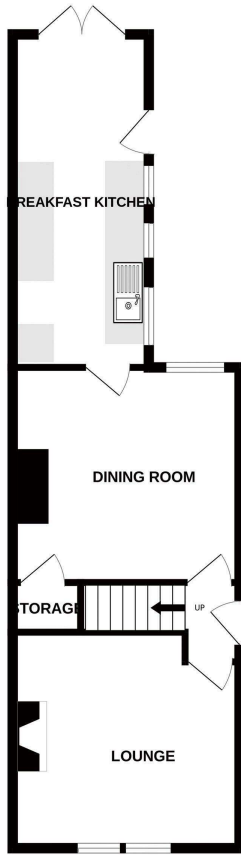
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

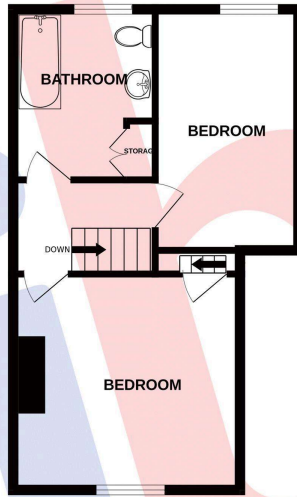
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00005788 21 April 2026



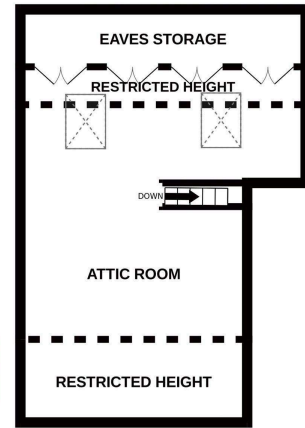
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.7 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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