



**49 Lime Street, Sutton-in-Ashfield,
Nottinghamshire NG17 4GA**

Offers Over £135,000

Tel: 0115 9680268



- Traditional End Terraced House
- Secure Rear Garden
- Convenient Location
- Full High Quality Renovation
- Three Bedrooms
- Beautifully Presented Throughout

A deceptively spacious three bedroom traditional terraced house, which has been transformed by the current owner who of which has carried an extensive and high quality renovation by taking this property all the way from back to brick to this now clean cut and easy on the eye, stylish yet affordable place to call home.

To go into this magnificent refurb in a little more detail, no stone has been left unturned by the current owner who has carried out a full re-wire, new heating system including radiators, pipework and boiler, re-plaster, new premium grade flooring throughout, reconditioned exposed brick fireplaces in the living room and main bedroom, brand new modern yet timeless kitchen and bathroom with beautiful feature tiling and external landscaping and new fencing.

The deceptive accommodation comprises a spacious yet cosy lounge with access into a second reception room with large understairs storage cupboard, well utilised and beautifully kitchen. To the first floor landing there are two bedrooms and a contemporary fully fitted bathroom and stairs rising to the second floor which gives access to a further bedroom with excellent ceiling height and off centre staircase meaning this is a truly useable space.

Externally, the property is located in an ultra convenient location within walking distance to the town centre and offers plenty of space for on street parking. There is a secure gated side pathway which has access to the rear with a open horizontal slat contemporary fence and gate which opens onto a patio sitting area, manageable step and low level wall with wrought iron gate onto a further section of private garden which is securely enclosed and laid with artificial turf.

LOUNGE

w: 3.53m x l: 3.28m (w: 11' 7" x l: 10' 9")

A spacious yet cosy reception room with exposed brick feature fireplace. There is a radiator, ceiling light point, fitted utility meter storage unit, brand new carpet, double glazed window to the front alongside a obscure UPVC front entrance door and access into the:

DINING ROOM

w: 3.71m x l: 3.53m (w: 12' 2" x l: 11' 7")

A spacious and versatile second reception room with a radiator, ceiling light point, understairs storage cupboard with plumbing for a washing machine and open plan access into the magnificent modern kitchen.

KITCHEN

w: 2.57m x l: 1.93m (w: 8' 5" x l: 6' 4")

A fully fitted brand new quality kitchen fitted with a range of shaker style wall cupboards, base units and drawers in a dove grey with wood effect working surfaces over. Inset stainless steel sink with drainer and chrome mixer tap, stylish feature tiling, integrated oven, four ring gas hob with wall mounted extractor hood over. Space for an undercounter fridge and freezer, ceiling spotlights and double glazed window and door onto the rear elevation.

FIRST FLOOR LANDING

w: 2.51m x l: 1.68m (w: 8' 3" x l: 5' 6")

With a ceiling light point and stairs continuing the third bedroom located in the fully converted attic space.

BEDROOM ONE

w: 3.53m x l: 3.3m (w: 11' 7" x l: 10' 10")

A spacious yet double bedroom with exposed brick feature fireplace. There is a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.71m x l: 1.73m (w: 12' 2" x l: 5' 8")

A second bedroom located on the first floor with a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.01m x l: 1.68m (w: 6' 7" x l: 5' 6")

A beautifully finished bathroom with three piece suite comprising a panelled bath with internally plumbed shower and chrome mixer tap. Low flush WC and a wash hand basin with chrome taps, Graphite grey matte heated towel radiator, ceiling spotlights, extractor fan and an obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

Stairs rising from the first floor directly into the second floor bedroom.

BEDROOM THREE

w: 4.47m x l: 3.53m (w: 14' 8" x l: 11' 7")

A final generous and well worked out space which would be a perfect third bedroom or secluded home office space with a radiator, ceiling light point and a double glazed window to the side elevation.

OUTSIDE

Externally, the property is located in an ultra convenient location within walking distance to the town centre and offers plenty of space for on street parking. There is a secure gated side pathway which has access to the rear with a open horizontal slat contemporary fence and gate which opens onto a patio sitting area, manageable step and low level wall with wrought iron gate onto a further section of private garden which is securely enclosed and laid with artificial turf.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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