



Tuxford Road,
Normanton-on-Trent



Guide Price £190,000 to £200,000

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- F/F Bathroom & G/F WC
- Spacious Lounge
- Breakfast Kitchen & Utility
- Driveway
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: D



Pleasantly positioned with unspoiled aspects to both front and rear, this spacious semi detached home is located in the popular village of Normanton-on-Trent and represents a home ready to move straight into.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge, breakfast kitchen with generous pantry cupboard and provision for electric cooker, useful utility room and WC. The first floor provides a generous landing space, three well-proportioned bedrooms and a modern family bathroom suite.

Outside, this home is approached with a gated gravelled driveway providing off street parking for multiple vehicles, with further guest parking available to the front of the property. The property enjoys a delightful enclosed rear garden, backing on to a paddock, with the garden predominantly laid to lawn with gravelled borders. Other features of this home include oil fired central heating (boiler installed 2022) and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 3'8" x 3'10" (1.1m x 1.2m)

Lounge 12'5" x 15'11" (3.8m x 4.9m)
maximum measurements

Breakfast Kitchen 10'0" x 12'9" (3m x 3.9m)
maximum measurements

Utility 7'10" x 10'0" (2.4m x 3m)
maximum measurements

Ground Floor WC 2'7" x 5'3" (0.8m x 1.6m)

First Floor Landing

Bedroom One 11'4" x 12'5" (3.5m x 3.8m)
maximum measurements

Bedroom Two 10'0" x 11'4" (3m x 3.5m)

Bedroom Three 8'1" x 9'5" (2.5m x 2.9m)
maximum measurements

Bathroom 5'6" x 7'9" (1.7m x 2.4m)
maximum measurements

Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Agent's Note - Parking

The property has a private driveway to the front, additional guest parking for this property is available immediately in front of the driveway entrance, with further guest parking available for all the properties in marked bays along the road.

Normanton-on-Trent

The village of Normanton on Trent lies approximately 12 miles north of Newark, with easy access to the A1 and within commuting distance of Nottingham and Lincoln. Within the village is St. Matthew's C of E Primary School, St. Matthews Church and two public houses. A wider range of amenities can be found in Sutton on Trent which is just over 2 miles away or alternatively Tuxford just 4 miles away.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.





Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

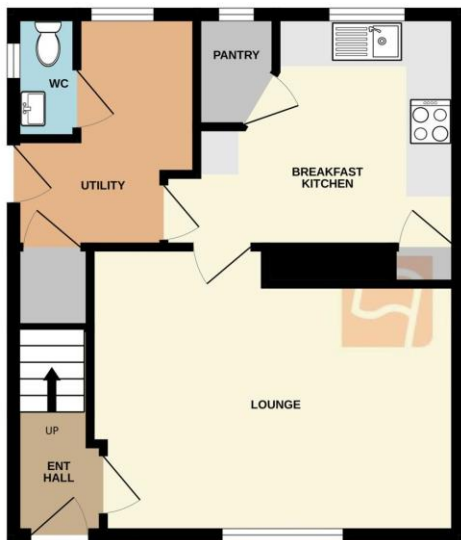
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

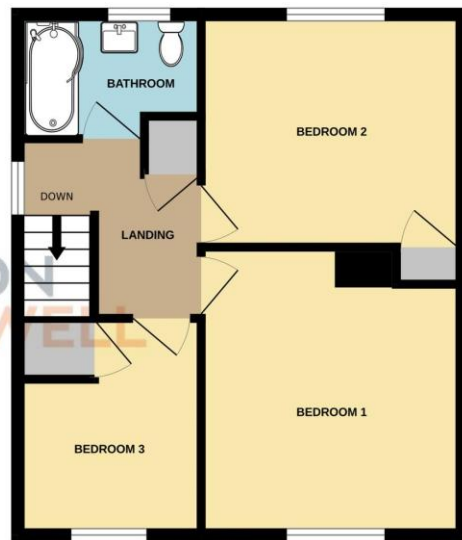
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

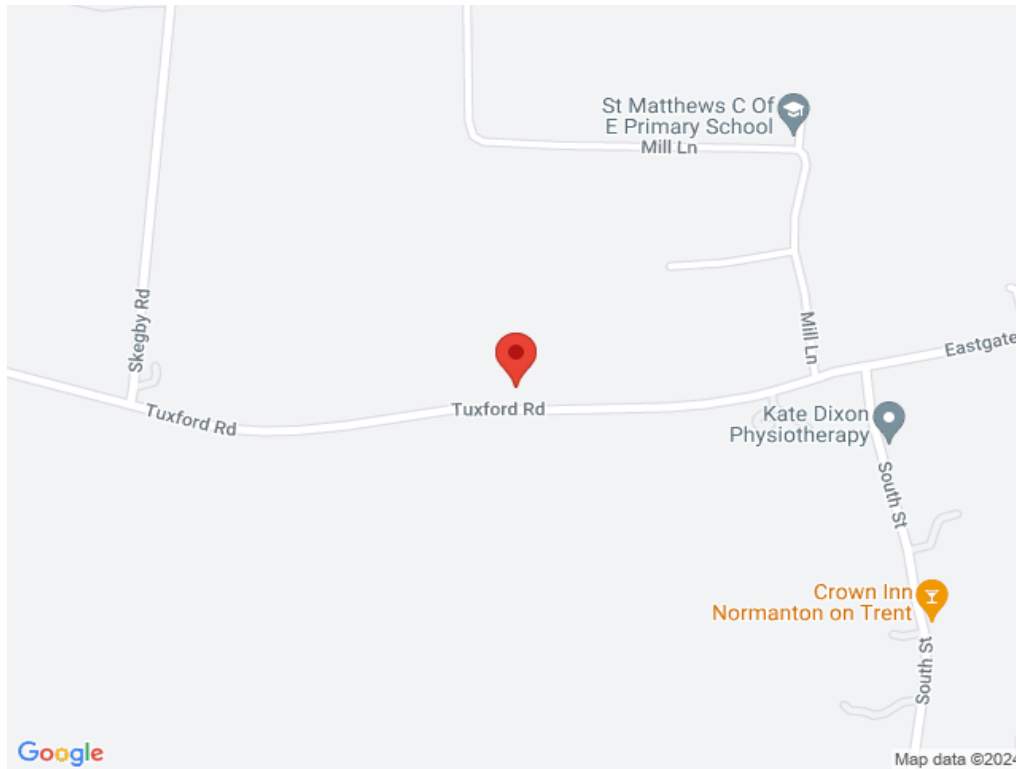
GROUND FLOOR



1ST FLOOR



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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