



81 LINDEN AVENUE | TUXFORD | NEWARK | NG22 0JS

**BuckleyBrown**  
ESTATE AGENTS

MOVE STRAIGHT IN...This immaculately presented two bedroom detached bungalow is not to be missed and must be viewed internally to fully appreciate the desirable location and modern specification throughout! The property in brief comprises, entrance hall, lounge, kitchen, two double bedrooms, shower room, front and rear gardens, summer house and detached garage. Like what you see? Call now to arrange a viewing!





### Entrance Hall

The entrance hall is bright and welcoming with fitted carpet, composite door to the side elevation, electric radiator and two convenient storage cupboards.

### Kitchen

The stunning Wren fitted kitchen is accessed off the hallway and was newly fitted in 2023. The beautiful wall and base units are complemented with quartz worktops, partially tiled walls, vinyl flooring and double glazed window to the front elevation.

### Lounge

The lounge is a generously proportioned space with fitted carpet, electric heater, and large double glazed window to the front elevation allowing light to flood into this space.

### Master Bedroom

A large double bedroom with fitted carpet, electric radiator, fitted wardrobes and double glazed rear window.

### Bedroom Two

A second double bedroom with fitted carpet, electric radiator and double glazed rear window.

### Bathroom

This modern and bright space comprises large walk in shower cubicle, wash hand basin, WC, partially tiled walls, vinyl flooring and double glazed window.

### Outside

This detached bungalow sits on a private plot tucked away in the corner of Linden Avenue and benefits from an attractive

lawn to the front elevation, block paved driveway for a number of vehicles and detached single garage. To the rear elevation, you will find a small patio area, lawn and summerhouse with full power and lighting.

### Summer House

The rear summerhouse space benefits from full power and lighting and creates a versatile space for socialising, working from home or simply storage.



Ground Floor  
65 sq.m / 698.66 sq.ft  
Approx.

Outbuilding  
16 sq.m / 168.48 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(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	

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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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