



Offers Over £175,000 Freehold

10 LINDEN AVENUE | TUXFORD | NEWARK | NG22 0JR

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ESTATE AGENTS

CHARMING & MODERN LIVING!...

Nestled in the peaceful village of Tuxford, this delightful bungalow offers a blend of comfort and convenience in a lovely residential setting. Surrounded by local amenities and scenic countryside, this home is ideal for those seeking a relaxed lifestyle with everything close at hand.

Upon entering, you are welcomed into a spacious hall, featuring a useful storage cupboard and providing access to all main rooms.

The bathroom is tastefully finished with a low flush toilet, hand wash basin, and bath with overhead shower, complemented by a window to the side of the property, allowing for plenty of natural light.

Moving through, the kitchen is well-appointed with modern cupboards, work surfaces above, extractor fan, and central heating radiator. The partially tiled walls and rear window create a clean and inviting space — perfect for everyday cooking.

The living room sits to the front of the property and includes a central heating radiator and a large window that floods the space with natural light, offering a warm and welcoming environment.

There are two well-proportioned bedrooms. Bedroom One features hardwood flooring, two rear windows, a central heating radiator, and French doors providing access to the outside — ideal for relaxing mornings or summer evenings. Bedroom Two also benefits from hardwood flooring, a central heating radiator, and a front-facing window, making it an equally comfortable and versatile space.

Externally, the property includes a patio and decking area, perfect for outdoor dining and entertaining, along with a small lawn area positioned in front of the garage. A large driveway provides ample off-road parking, adding to the home's convenience and appeal.

Offering a balance of style, practicality, and comfort, this charming bungalow is ready to welcome its next owner.

Call now to arrange a viewing and see all this lovely home has to offer!





Hall

Including a storage cupboard and allows access to;

Bathroom

Completed with low flush toilet, hand wash basin, bath with overhead shower and a window to the side of the property.

Kitchen 9'4" x 9'11"

Featuring modern cupboards with work surfaces above, extractor fan, central heating radiator, partially tiled walls and window to the rear of the property.

Living Room 10'11" x 15'4"

Including central heating radiator and a large window to the front of the property.

Bedroom One 10'11" x 15'5"

Including hardware flooring, central heating radiator, two windows to the rear of the property and french doors with access to outside.

Bedroom Two 10'4" x 7'2"

Including hardware flooring, central heating radiator and window to the front of the property.

Outside

Exterior includes a patio and decking area, small lawn area located in front of the garage and a large driveway.







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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	81
(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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