



**Aspen Close, Tuxford, Newark, NG22 0QA**



**welcome to**

**Aspen Close, Tuxford, Newark**

**\*\* MUST BE VIEWED! \*\*** This beautifully presented three bedroom detached bungalow is ideally located in the popular village of Tuxford. Briefly comprising of entrance, utility, living room, kitchen, three bedrooms, shower room, conservatory, front and rear gardens and garage.



### Entrance Hall

Leading through a uPVC front door into a welcoming entrance with access into the living room and utility room.

### Utility Room/Former Wc

Leading off the entrance hall with space/plumbing for stacked washing machine and tumble dryer.

### Living Room

14' max x 18' 6" ( 4.27m max x 5.64m )

A dual aspect and spacious living room with double glazed window to the front and side, radiator and LPG inset fire with brick surround. In addition, there are doors into the kitchen and inner hall.

### Kitchen

13' 6" x 8' 9" ( 4.11m x 2.67m )

A range of modern low and eye level units with tiled splashback, four ring electric hob, extractor, oven, sink and drainer, integrated dishwasher, integrated microwave and integrated fridge/freezer. In addition, the kitchen also has under cupboard and plinth lighting, radiator, a double glazed window to the side, uPVC part glazed door to the side and housing for the LPG fired central heating boiler.

### Inner Hall

Leading through a glazed door from the living room with storage cupboard and access into all three bedrooms and family bathroom. There is also loft access with pull down ladder for ease of access and loft space spanning the full length of the property.

### Bedroom One

12' 7" x 10' 2" ( 3.84m x 3.10m )

A spacious DOUBLE bedroom with an extensive range of built in wardrobes, storage space, radiator, and double glazed window to the rear

### Bedroom Two

8' 9" x 8' 6" ( 2.67m x 2.59m )

A good size second bedroom with radiator and double glazed window to the side.

### Bedroom Three/Dining Room

9' 4" x 12' 2" ( 2.84m x 3.71m )

Leading off the inner hall is a spacious room which is currently being used as a home office but could also be used as a bedroom/dining room. Benefiting from double glazed French doors leading into the conservatory and radiator.

### Conservatory

A bright and welcoming space with solid roof, dwarf walls, radiator and double glazed windows all around and double glazed French doors leading to the side.

### Family Bathroom

A modern three piece fully tiled shower room with WC, vanity unit wash hand basin with storage cupboards and drawers, large walk in shower cubicle, extractor fan and radiator. There is an obscured double glazed window to the side and LED down lights, plinth lighting beneath the shower tray and the vanity unit.

### Outside Front Garden

The front of the property offers a tarmac driveway which leads to the single detached garage. There is also a raised planter and paved area creating additional parking.

### Rear Garden

The rear garden has been landscaped in a low maintenance design and has a tiered slabbed patio areas which spans the full depth of the garden. There is also a shed, outside tap, outside electrical points, raised borders with planting/shrubs and pathway to the side of the property accessed via gates from both front and rear where the LPG central heating gas bottles are stored.

### Garage

A detached single garage with up and over door and power/lighting,



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**Floor Plan**

**Garage**

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## Aspen Close, Tuxford, Newark

- WELL PRESENTED DETACHED BUNGALOW
- THREE BEDROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- MODERN SHOWER ROOM

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

offers over

**£275,000**



Please note the marker reflects the postcode not the actual property

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