



50 NEWCASTLE STREET, TUXFORD
£315,000

BROWN & CO

50 NEWCASTLE STREET, TUXFORD, NEWARK, NG22 0LW

DESCRIPTION

An exceptionally presented detached cottage dating back to 1840 with extensions of the Victorian area and with a more modern extension which now creates a garden room or open plan kitchen dining room depending on how you wish to configure it. There are three double bedrooms and a large bathroom on the first floor. There is off road parking for 1-2 vehicles as well as a low maintenance rear garden with timber summer house/workshop. The property has been maintained to an extremely high standard and has benefitted from a major refurbishment over the years including going back the brickwork with replastering, new plumbing and heating and rewiring. There is a modern kitchen breakfast room as well as a ground floor utility and cloakroom.

LOCATION

Tuxford benefits from a great range of amenities and services including shopping, doctor's surgery, public houses and educational facilities via primary school and Tuxford Academy. The village is ideal for accessing the area's excellent transport links, particularly the A1 from which the wider motorway network is available, plus good rail links at Retford to the north and Newark to the south.

DIRECTIONS

What3words///campers.glimmers.whispers

ACCOMMODATION

Part glazed composite door leading into

BREAKFAST KITCHEN 13'9" x 11'10" (4.25m x 3.65m) maximum dimensions. Front aspect double glazed window. An extensive range of dove grey and indigo blue base and wall mounted cupboard and drawer units with single enamel sink drainer unit with mixer tap. Space for range style cooker with Fisher and Paykel stainless steel double extractor canopy above. Ample wood working surfaces, tiled splashback and ceramic tiled

flooring. Period skirtings, exposed ceiling timbers. Space for American style fridge. Square opening to



GARDEN ROOM/SITTING ROOM 13'0" x 8'10" (3.98m x 2.74m) a good range of double glazed windows. Velux high level window. Matching ceramic tiled floor. Modern moulded skirtings. TV aerial lead and wall light points.



UTILITY ROOM/CLOAKROOM 6'3" x 5'2" (1.91m x 1.59m) space and plumbing for washing machine with a range of shelving above. Floor standing oil fired central heating boiler with shelving above. Step up to low level wc and wall mounted hand basin with mixer tap and tiled splashback. Front aspect obscure double glazed window. Ceramic tiled floor, extractor.

SITTING ROOM 14'0" x 11'9" (4.27m x 3.62m) front aspect double glazed window. Amtico tiled flooring. Recessed fireplace with log burner on raised tiled hearth. Exposed ceiling timbers. Wall light points. Stairs to first floor landing. Doorway to



ADDITIONAL HALLWAY with part glazed composite door and under stairs storage area.

DINING ROOM 14'0" x 10'2" (4.27m x 3.12m) dual aspect with double glazed windows to front and side. Feature polished fire surround with Victorian cast iron fireplace inset and raised quartz hearth. Period style skirtings, exposed ceiling timbers and wall light points.



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FIRST FLOOR

LANDING with rear aspect double glazed window at ground floor level and two doubled glazed windows on the first floor level overlooking the front. Wall light points. Shelved storage cupboard.

BEDROOM ONE 14'0" x 10'2" (4.27m x 3.12m) dual aspect double glazed windows to side and front. Period style moulded skirtings.



BEDROOM TWO 12'7" x 9'10" (3.86m x 3.03m) rear aspect double glazed window. Period style skirtings, access to over stairs storage cupboard. TV and telephone points.



BEDROOM THREE 11'9" x 8'2" (3.62m x 2.49m) rear aspect double glazed window with views to the garden. Spotlight, access to roof void.



BATHROOM 8'7" x 6'6" (2.65m x 2.00m) side aspect obscure double glazed window. Three piece white suite comprising P-Shaped wood panel enclosed bath with mixer tap, independent mains shower with handheld attachment and raindrop shower head and glazed shower screen. Low level wc, vanity unit with cupboard below with inset sink and mixer tap. Wood effect laminate flooring. Part tiled walls. Extractor and chrome towel rail radiator.



OUTSIDE

There are double wrought iron gates giving access to the driveway with space for 1-2 vehicles. A further 6ft solid wooden gate leading to an Indian sandstone pathway and both doors with covered porches and lighting.

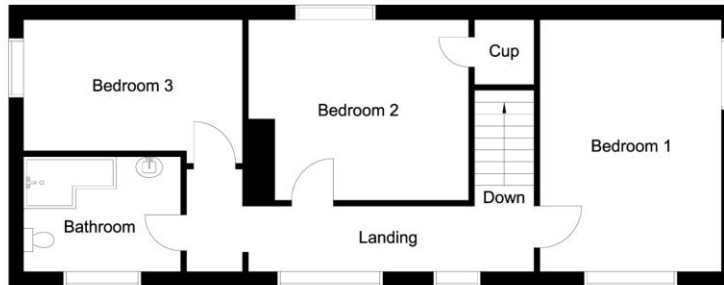
External lighting and step up to raised Indian stone paved patio with wooden pagoda. Railway sleeper divide leading to the next stage of the garden which has another paved patio, an area of lawn, fenced to all sides and a timber summer house/workshop with power and lighting.

GENERAL REMARKS & STIPULATIONS

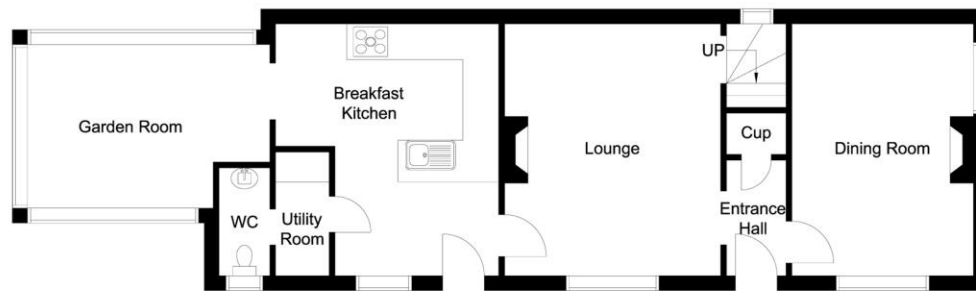
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
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Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in January 2025.

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

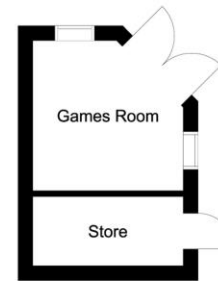
First Floor



Ground Floor



Outbuilding



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



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