



## The Maltings

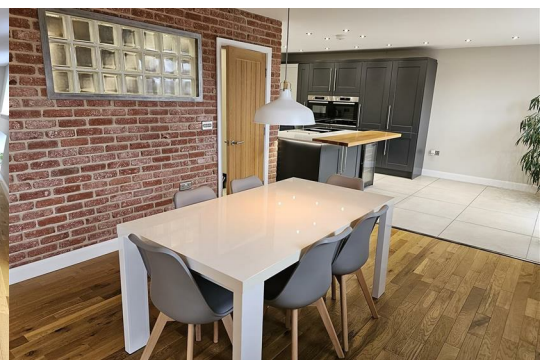
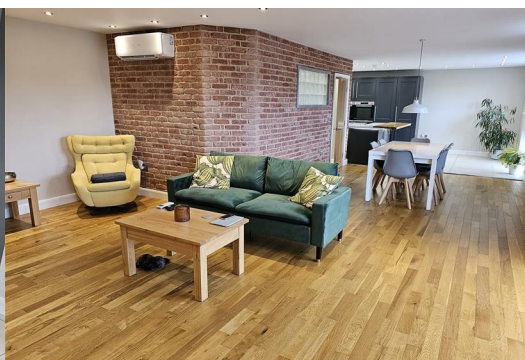
Bevercotes Lane, Tuxford, NG22 0FN

Price £310,000



Clark Estates are delighted to present to the open market this simply stunning Coach house, over three floors. This property is a **MUST VIEW** to appreciate the quality and quantity of accommodation on offer.

The property briefly consists of an entrance hall, ground floor third bedroom with en suite shower room, utility room, two additional large double bedrooms with ensuite, open plan lounge / kitchen / diner. Two allocated parking bays.



## Description

The Maltings, is a three bedroom three storey Coach house property which briefly comprises of an inviting entrance hall, ground floor third bedroom with en-suite shower room, first floor landing, family cloak room, contemporary open plan living kitchen / diner, second floor landing leading to two Dorma style double bedrooms both with en-suites. The property has a communal rear patio area and under property parking for two cars with power supply for an electric car charging point.

## Entrance

The property can be entered through the front facing composite door secluded under the porch or directly into the hallway from the parking area.

## Hallway

Entering into a well lit recess lighted hallway with a tiled floor with under floor heating the hallway is spacious with twisted iron railings, wood banister, carpeted stairs and leads off to the ground floor third double bedroom with en suite, utility room and understairs storage.

## Utility Room 6'9" x 4'1" (2.06m x 1.25m)

The utility room has a base unit in keeping with the kitchen, has plumbing for a washing machine, granite work top and stainless sink, engineered Oak flooring.

## Bedroom Three & En Suite 13'9" x 11'8" (4.20m x 3.56m)

The third bedroom is situated on the ground floor, currently used as a casual sitting room, carpet, front facing window with roller blind, electric and tv sockets.

## En Suite

The en suite has a corner curved shower cubicle with a gravity fed shower, extractor, wc and vanity sink, part tiled walls and tiled floor.

## First Floor Stairs & Landing

Plush carpet flows up the stairs to the first floor landing leading along the landing having recess lights, block glass featured wall leading to the family cloakroom. Storage under stairs and consumer unit location.

## Cloakroom 6'0" x 3'10" (1.84m x 1.17m)

The cloak room has a white vanity sink and slow release wc and engineered Oak flooring.

## Open Plan Kitchen / Diner / Lounge 39'8" x 19'1" (11'6" into recess) (12.10m x 5.84m (3.52m into recess))

Simply stunning !

A fantastic open plan family space consisting of a fitted modern kitchen, consisting of deep blue wall and base units with smart corner base units for maximising the space, integrated fridge, freezer, dishwasher, electric induction hob with built in extractor, wine fridge, double oven with plate warmer, granite work tops and hot tap. Solid wood breakfast bar facing the kitchen with tiled flooring and recess lighting.

## Dining Room

Leading through from the kitchen on the engineered Oak wooden flooring leading into the more formal dining room with a brick feature wall there are four front facing windows over looking the fields and windmill leading out of Tuxford.

## Lounge

In continuation from the dining area the floor is in keeping, chrome sockets and recess lighting.

## Second Floor Stairs & Landing

The second floor stairs and landing lead to the two large double bedrooms, access to the boarded loft with loft ladders.

## Bedroom Two & En Suite 17'10" x 10'8" (5.44m x 3.27m)

A Dorma style large double bedroom with carpet, two front facing Velux windows with blinds, leading through to the en suite shower room comprising of a one and half walk in sliding door shower cubicle with gravity fed shower, extractor, vanity sink, slow release wc, part tiled walls and tiled floor with under floor heating.

## Master Bedroom & En suite 17'8" x 14'4" (5.40m x 4.39m)

Wow Wow Wow !

An amazing relaxing large double bedroom where you can lay on the bed and star watch through the three Velux windows over looking the fields. Carpet, chrome sockets and wall mounted Tv point leading through into the luxurious en suite where you can bath in the free standing roll top bath with centre tap, shower in the one and a half shower cubicle with gravity fed shower, extractor, vanity sink and slow release wc, part tiled walls and under floor tiled heating.

## Communal Courtyard

Externally, there is a communal South facing courtyard which has an Indian stone patio flowing across the rear of the property.

## Additional Benefits

The properties primary heating system is an air to air heating & cooling system with secondary heating of underfloor heating to the two main en suites and entrance hall. The property benefits from two allocated parking spaces within the car park area which also has the provision for an electric charging point.

## Lease Information & Charges

Lease & Service Charge - The lease is for 270 years (from 2022) and is £10 per annum.

The service charge is £100 per month per property.

Vendors of all 5 units within the development will have the benefit of the Tenure changing to "Share of Freehold" and become a 20% shareholder.

## Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 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.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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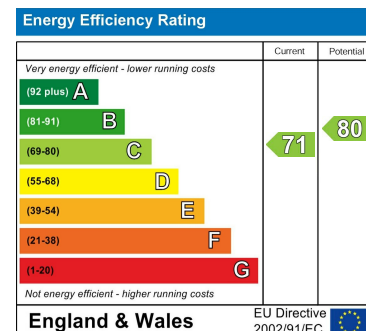
## Area Map



## Floor Plans



## Energy Efficiency Graph



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