



## Nicholas Place

, Tuxford, NG22 0HU

£140,000



Clark Estates are delighted to present to the open market this four bedroom family home, built of non standard construction. This property is an ideal BTL or FTB property.

The property briefly consists of; kitchen / diner, lounge, four bedrooms, bathroom (currently being renovated) front and rear gardens and garage.





### Kitchen / Diner 20'0" x 10'9" (6.1m x 3.3m)

The kitchen can be entered either through the front or rear access and consists of white wall and base units, sink under the rear window, part tiled walls and spotlights.

### Lounge 20'0" x 9'10" (6.1m x 3.00)

The lounge has dual aspect windows allowing natural light to flow in, with carpet and radiators and tv point.

### Ground Floor Cloakroom

Situated to the rear of the property with wc and hand basin.

### Stairs & Landing

The stairs have carpet leading to the first floor with loft access.

### Master Bedroom 11'9" x 10'2" (3.6m x 3.1m)

The master bedroom is a double room front facing with carpet, radiator and Upvc window, over stairs storage.

### Bedroom Two 11'5" x 10'5" (3.5m x 3.2m)

A double bedroom front facing with carpet and radiator.

### Bedroom Three 8'6" x 7'2" (2.6m x 2.2m)

A single room rear facing with carpet, radiator and airing cupboard.

### Bedroom Four 8'6" x 7'2" (2.6m x 2.2m)

The forth bedroom is a single room rear facing with carpet and radiator.

### Bathroom 9'10" x 6'2" (3.00m x 1.9m)

The bathroom is currently under renovation with a new bathroom suite and tiled walls. (photo to follow)

### Gardens

The property benefits from a large front garden mainly laid to lawn with a picket fence making it fully enclosed. To the rear there is an enclosed garden with lawn, patio area and garage with an up and over door.

### Additional Benefits

The property has oil central heating and has recently had new Upvc windows fitted..

### Disclaimer

1. 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.

2. 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.

3. 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.

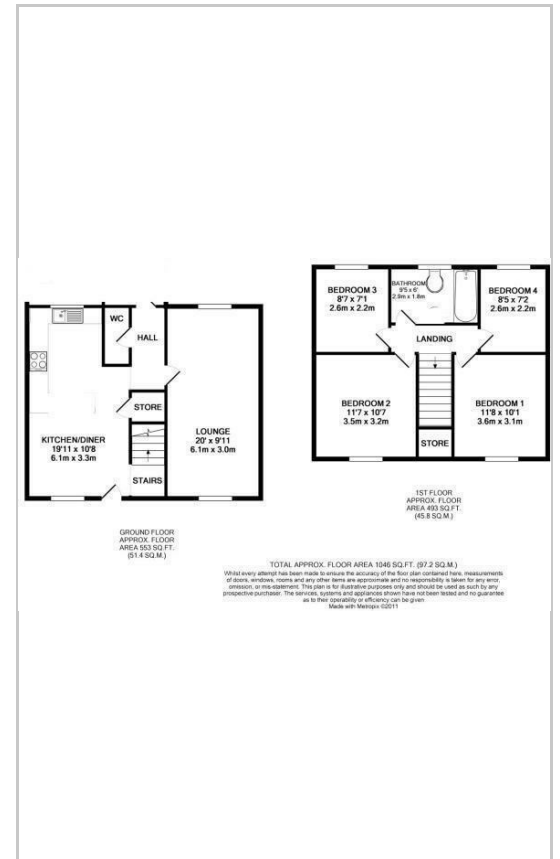
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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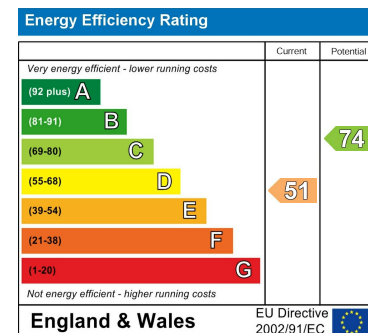
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk