



Newcastle Street

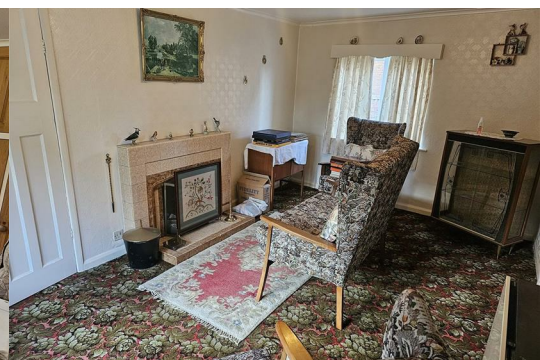
Tuxford, Tuxford, NG22 0LW

Offers in excess of £280,000



What a renovation opportunity !

Clark Estates are delighted to present this 3 bedroom, 2 reception property which has scope to be a fantastic family home once modernised. Situated on the historic Newcastle Street Tuxford at the end of a private lane this property needs to be viewed to be understand its potential..



Entrance

The property can be entered either through the side facing door into the kitchen or the front door situated at the centre of this generous size house.

Kitchen 9'10" x (12'9" into recess) 14'10" (3.00m x (3.90m into recess) 4.54m)

Entering through the side door into the kitchen there are wall and base units, stainless sink, original tiled open fire place, and solid floor. There is side and rear facing Upvc windows.

Dining Room 3.50m x 3.52m

Leading from the kitchen into the dining room which has a pantry, houses the consumer unit and electric meter, carpet, storage heater, rear facing Upvc window and the door leading to the stairs.

Lounge 14'10" x 9'10" (4.54m x 3.02m)

The lounge has carpet, original tiled fire place and hearth, storage heater and Upvc window to the front and rear. There is access to the garage with the integral door.

Garage 15'3" x 10'8" (4.67m x 3.27m)

The garage can be accessed from the lounge or by the rear facing garage doors, having electrics and lighting and concrete floor and Upvc to the front aspect. With the correct permissions the garage could be converted making a larger family lounge.

Stairs and Landing

Leading off the dining room up the stairs where there is a storage heater at the foot of the stairs and Upvc window, carpet stairs leads to the first floor.

Bedroom Three 11'7" x (8'5" into recess) 15'3" (3.54m x (2.57m into recess) 4.66m)

The third bedroom is the first bedroom off the landing and is a double bedroom with a Upvc front height front facing window.. All bedrooms are accessed through this room.

Bedroom One 13'5" x 15'3" (4.10m x 4.66m)

The master bedroom is a double bedroom and situated in the middle of the three bedrooms, access is needed through bedrooms one and three to get to the second bedroom. Front and rear facing Upvc windows.

Bedroom Two 10'9" x (9'6" into recess) 15'3" (3.29m x (2.90m into recess) 4.66m)

The third bedroom is at the far side of the house and currently has to be access through the remaining two bedrooms. A double bedroom with front facing Upvc window and carpet.

Bathroom 15'3" x 10'0" (4.66m x 3.05m)

The bathroom is a great side with bath, wc and hand basin with vinyl floor and side and front facing Upvc window.

Out houses

There are seven original out houses that add charisma to the garden, white wooden doors ideally for storage or renovation.

Gardens

A fantastic size garden to the side and the front of the house consisting of lawn, veg plot, established plants, bushes and hedge.

Other Information

This property is in need of renovating and a new heating system. The Upvc windows are approximately 4 years old.

Disclaimer

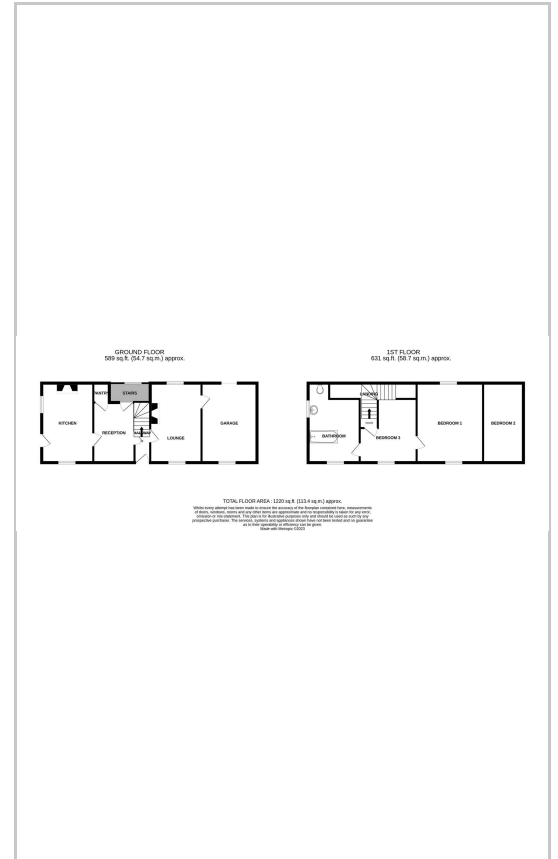
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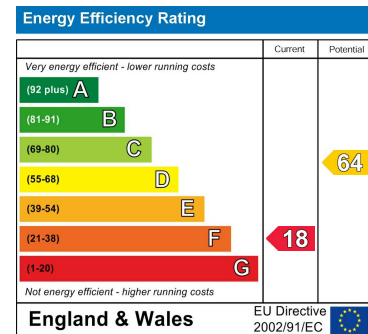
Area Map



Floor Plans



Energy Efficiency Graph



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