



Orchard Crescent

, Tuxford, NG22 0LU

Offers over £220,000



This property is the ideal opportunity for a growing family, with a cul de sac location and a great village location. The historic market Town of Tuxford is an ideal choice for families, with a well-regarded pre-school, primary school and the renowned Tuxford Academy, known as one of the best schools in the County. There are many local amenities within a short walk including the Primary school, Post Office, Deli, Hair dressers, Pharmacy & Medical Centre, Pubs, Restaurants and much more.

The Town is located near to the A1 with easy access both North & Southbound, making this an ideal choice for commuters and is positioned between the historic market towns of Newark & Retford, each offering a wealth of amenities. Both Towns are positioned on the East Coast Main Line, offering a rail link to London's Kings Cross in less than 90 minutes from Newark Castle Gate station.



Description

This three bedroom link detached property is situated in an ideal position for the schools. The property comprises of a lounge, dining room and kitchen, with three bedrooms and a family bathroom. There is a link detached garage which STP could be converted into a further room and a driveway approach for approximately 2 cars, open plan front garden and rear garden fully enclosed.

Lounge 16'9" x 10'0" (5.13 x 3.05)

The lounge has dual aspect and is a generous reception room with double glazed lead crossed windows and door, front and rear facing, feature fire surround, two central heating radiators and coving to the ceiling.

Dining Room 11'5" x 8'3" (3.48 x 2.54)

The dining room is front facing and adjacent to the kitchen with open plan stairs into the room.

Kitchen 11'5" x 8'0" (3.48 x 2.44)

The kitchen consists of a range of oak effect wall and base units, work-surfaces to complement and a sink and drainer. Space for appliances, central heating radiator, splashback tiling, double glazed window and door.

First Floor Landing

Leading up the part open spindle stair case to the landing which has a double glazed window, central heating radiator and loft access.

Bedroom One 10'3" x (9'1" to rear of wardrobes) (3.13 x (2.77 to rear of wardrobes))

The master bedroom is a front facing room with fitted wardrobes, central heating radiator and a double glazed window.

Bedroom Two 10'2" to rear of wardrobes x 8'0") (3.12 to rear of wardrobes x 2.44m)

A rear facing double bedroom with carpet, fitted wardrobes, central heating radiator and a double glazed window.

Bedroom Three 8'9" x 6'0" (2.69 x 1.85)

A single bedroom front facing with carpet, storage, central heating radiator and a double glazed window.

Bathroom

The bathroom has a three piece suite, tiled walls, double glazed window, central heating radiator and an airing cupboard.

Outside

To the front of the property is an open plan lawn with a right hand side driveway for approximately 2 / 3 cars leading to the garage which is 4.67m x 2.51m with an up and over door, side door, electrics and lighting.

To the rear is a generous garden, mainly laid to lawn with a paved patio and a BBQ area. The garden is fully enclosed by fence, wall and gated to the side.

Additional Benefits

The property benefits from oil central heating.

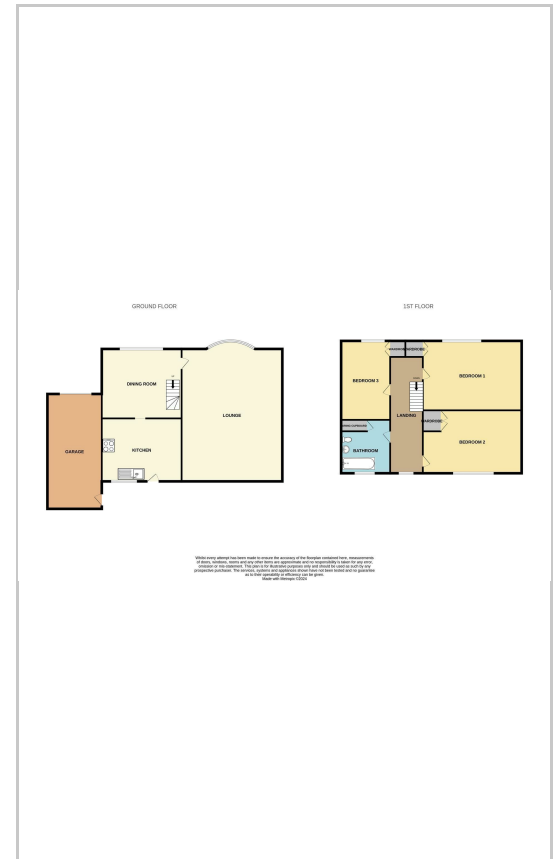
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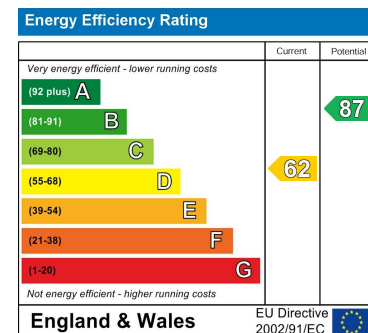
Area Map



Floor Plans



Energy Efficiency Graph



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