



Linden Avenue

Tuxford, Newark, NG22 0JR

Offers over £185,000



Welcome to Linden Avenue, Tuxford, Newark - a charming location for this delightful semi-detached bungalow. This property boasts a cosy reception room, modern kitchen and bathroom. two bedrooms, there's ample space for a small family or guests to stay over.

Situated in a popular area of Tuxford, walking distance to the shops, park and schools this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking for a starter home or a downsizing opportunity, this property has the potential to meet your needs.

Don't miss out on the chance to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the charm of Linden Avenue for yourself.



Description

This newly decorated two bedroom semi detached bungalow offers a great opportunity for either a first time buyer or some one wanting to down size. The property offers a newly renovated open plan kitchen / lounge to allow for family talks whilst culinary delights are cooked, two bedrooms, a modern bathroom and a generous outside area to the front, side and rear of the property. The property benefits from a new kitchen, new boiler and a new roof.

Porch

The property can be entered through the front facing door into a small open porch way with tiled floor and storage cupboard or can be entered through the double gates and through the side facing door with blind.

Kitchen 10'6" x 13'6" (3.21m x 4.13m)

The newly fitted kitchen comprises of light grey base and wall units with integrated fridge, freezer and washing machine, space to hide away the bins with wood effect worktops, side facing sink, electric four ring hob with designer extractor, double electric oven and a central island with storage with a trio of lights above for those family congregations after a hard day. There is recess lighting in addition to the trio of spotlights to add to mood lighting and tiled floor with a side facing upvc door into the rear garden.

Lounge 11'5" x 15'10" (3.50m x 4.83m)

The lounge is entered through the kitchen and you are welcomed with a cosy reception room which consists of tiled flooring flowing through from the kitchen, front facing window, radiator with TRV and recess lighting.

Centre Hallway

The hallway has tiled floor centre light and a storage cupboard with tiled floor.

Master Bedroom 11'7" x 10'5" (3.54m x 3.20m)

The master bedroom is a double room with built in triple wardrobes with sliding doors, carpet, radiator with TRV and rear a facing Upvc window over looking the rear garden.

Bedroom Two 9'5" x 9'1" (2.88m x 2.77m)

The second bedroom is a double room with a carpet, radiator, central light and rear facing UPVC window.

Bathroom

The bathroom comprises of a white three piece bathroom suite with a gravity fed shower above the bath with a glass shower screen, part tiled walls, tiled flooring, recess lighting, chrome ladder towel rail and a side facing obscure window.

Outside

The plot as an whole offers a generous space being a corner plot with a lawn to the front with picket fencing, driveway and additional hard standing area for several vehicles. Leading through the double gates to the side of the property there is a newly laid grey slab patio leading towards the garage. The rear is mainly laid with patio slabs for easy maintenance to stand flower pots to add additional colour, with a small border lawn, fully enclosed by six foot fencing, out side electrics and water tap with a garage with an up and over door.

Additional Information

The loft is boarded and accessed with a built in loft ladder. The new central heating boiler is located in the loft.

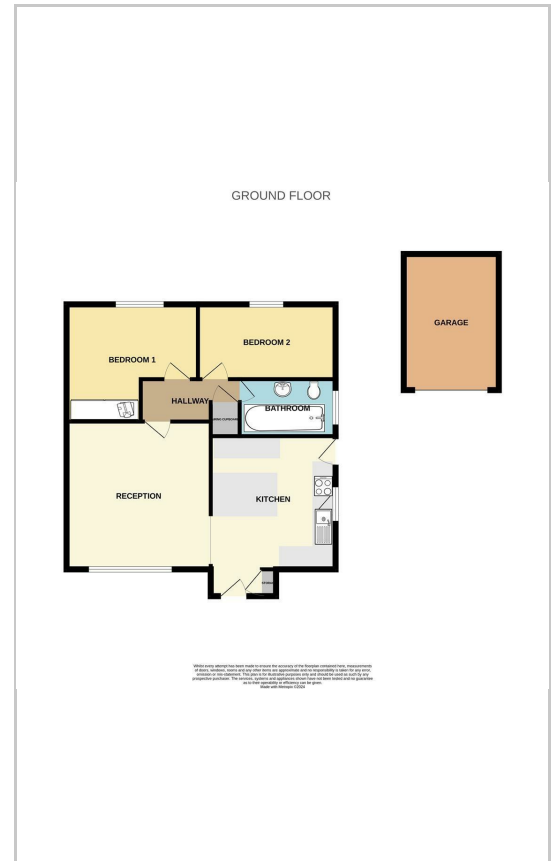
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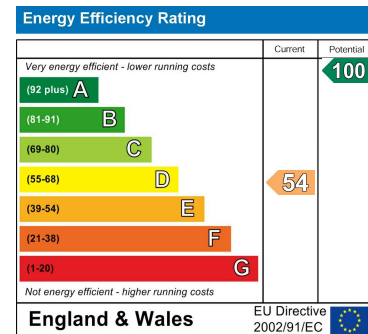
Area Map



Floor Plans



Energy Efficiency Graph



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