



Greenacres

Tuxford, Tuxford, NG22 0JN

£45,000



Welcome to Greenacres in the charming village of Tuxford, Newark! This delightful park home offers a cosy retreat with 1 reception room and 1 bathroom, perfect for those seeking a peaceful holiday home. Nestled in a serene location, this property provides a tranquil escape from the hustle and bustle of city life.

The park home exudes a warm and inviting atmosphere, ideal for relaxation and unwinding after a long week. The modern reception room offers a versatile space for enjoying quiet evenings in. The bathroom provides modern amenities for your comfort and convenience.

Situated in the picturesque surroundings of Tuxford, this property offers a unique opportunity to embrace a laid-back lifestyle amidst nature. If you're looking for a weekend getaway this park home is a hidden gem waiting to be discovered.

Don't miss the chance to make Greenacres your new home sweet home in the heart of Newark. Embrace the tranquillity and charm of village living in this lovely park home.



Description

A perfect retreat after a long working week, with Countryside walks on your door step, village life with a public house for lovely meals a 5 minute walk away, local bus routes stops outside to take you further afield but Tuxford has all you need within the village so no need to venture too far.

Local tourist attractions; Lincoln Cathedral, The Major Oak, Rufford Park and Centre Parcs are to name a few of the beautiful places to visit within a short drive.

Lounge / Kitchen 15'8" x 11'6" (4.80m x 3.53m)

The open plan lounge/ kitchen consists of windows to the front and side elevation which allows lots of natural light to flood the area. The kitchen area consists of beige units, built in microwave, built in fridge freezer, built in oven and four ring gas hob.

Bedroom One 8'1" x 6'9" (2.47m x 2.06m)

Bedroom one is a double room with carpets, rear facing window and wardrobe.

Bedroom Two 7'2" x 5'6" (2.20m x 1.70m)

Bedroom two is a single room consisting of carpets, side facing window and storage.

Shower Room 8'1" x 3'5" (2.47m x 1.06m)

The shower room consists of a shower, hand basin , wc , under sink storage and mirrored cupboard above the sink. The gas central heating boiler is nicely secluded in a built in cupboard within the shower room.

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.
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Other Benefits

The property includes all furnishings, curtains, decking and 4ft shed.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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