



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.

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.

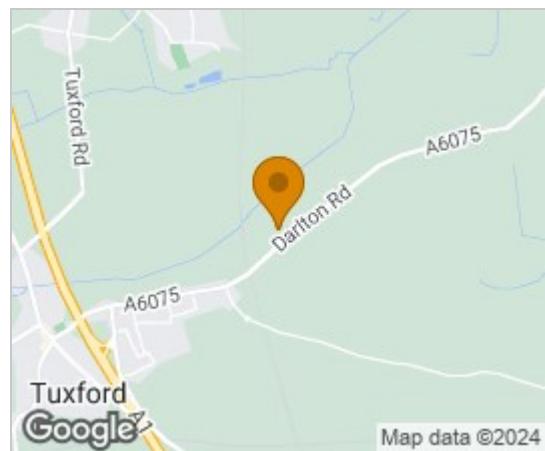
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Other Benefits

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

Area Map

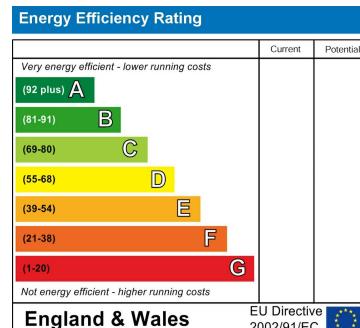


Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility will be accepted for any inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and is not drawn to building regulations. It is the responsibility of the buyer to have the property checked and no guarantee can be given as to their operability or efficiency. Made with Floorplanner 2020.

Energy Efficiency Graph



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