



Landa Grove Park

Tuxford, Newark, NG22 0BX

£140,000



Welcome to this charming property located in the picturesque Lander Grover Park, Tuxford, Newark. This delightful park home boasts two cosy double bedrooms with two bathrooms, you'll have all the convenience you need in this lovely home.

Nestled in a serene neighbourhood, this property offers a peaceful retreat from the hustle and bustle of everyday life. Imagine waking up to the sound of birds chirping and enjoying your morning coffee in the tranquillity of your own backyard.

If your looking to downsize and have a low maintenance style of living this park home has the potential to be the perfect fit for you. The location provides easy access to local amenities, bus route, making it ideal for those seeking both convenience and comfort.

Don't miss out on the chance to make this park home your home. Book a viewing today and experience the warmth and charm that this property has to offer.



Description

This beautiful large double bedroom park home is an absolute delight and a surprise upon entering. The property briefly comprises of a large lounge, kitchen / diner, two double bedrooms, two bathrooms and a large rear garden with an enclosed driveway and concrete storage shed.

Hallway

The property is entered leading up the patio steps leading through the front Upvc door into the carpet hallway which has two storage cupboards, radiator and carpet.

Lounge 18'11" x 10'7" (5.78m x 3.23m)

To the left of the main hallway you enter into the bright spacious lounge which has windows to the front and side elevation allowing the natural light to flood in. The room has a centre feature of a fire with surround and marble hearth, coving, dado rail and carpet. Double glass French doors lead through into the kitchen / diner.

Kitchen / Diner 18'4" x 8'7" (5.61m x 2.63m)

The kitchen diner is a great space with a carpet dining area with a front facing window and display alcove. Leading through to the kitchen there are white high gloss wall and base units with black worktops, sink over looking the rear garden, integrated dishwasher, fridge/freezer and an electric oven and hob with extractor above.

Utility 7'1" x 5'2" (2.16m x 1.59m)

Leading through to the utility where the hustle and bustle of every day life takes place away from the main living areas there are matching white high gloss units, black work tops, space for washing machine and the central heating boiler is located in a cupboard. The rear Upvc door leads into the rear garden.

Master Bedroom 9'5" x 8'7" (2.88m x 2.63m)

A generous size double bedroom with a double built in wardrobe, carpet and radiator with a rear facing window.

Ensuite 6'8" x 4'5" (2.05m x 1.37m)

Leading off the bedroom is the second bathroom which is a shower room comprising of aqua board walls, gravity fed walk in one and a half shower cubicle with glass screen, wc and hand basin.

Bedroom Two 11'10" x 9'5" (3.63m x 2.88m)

A double bedroom rear facing with a built in wardrobe, carpet and radiator.

Bathroom 6'4" x 5'5" (1.95m x 1.67m)

The bathroom comprises of aqua board walls, bath, sink encased in a white high gloss vanity unit and wc.

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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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