



Landa Grove

Tuxford, Newark, NG22 0BX

Offers over £150,000



Welcome to this charming property located in the picturesque Lander Grove Park, Tuxford, Newark. This delightful park home boasts three cosy 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 you are 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 with its immaculate presentation. The property briefly comprises of a large lounge, kitchen / diner, two double bedrooms, one single room (currently used as an office) two bathrooms and a large rear garden with parking.

Hallway

The property is entered through the front facing Upvc doors leading up the steps into the carpet hallway with radiator and radiator cover. The property can also be accessed through the rear door leading into the utility room.

Kitchen / Diner 21'8" x 8'6" (6.62m x 2.60m)

The kitchen has high gloss cream wall and base units with an electric touch top induction hob, extractor, integrated dishwasher, fridge / freezer, gloss marble effect brown work surfaces, sink over looking the rear garden.

The dining area has carpet and a front facing window and an inset display alcove.

Utility Room 9'6" x 5'3" (2.91m x 1.62m)

The utility room has matching units to the kitchen with a butcher block worktop and stainless sink with a centre tap and tiled walls. The combi boiler is located in a cupboard and access to the rear garden through the upvc door.

Lounge 10'7" x 18'0" (3.23m x 5.49m)

The lounge is a generous space with carpet, cream fire surround and marble cream hearth with an electric fire, ceiling and wall lights, patio doors leading onto a seating area and front facing window.

Master Bedroom 10'9" x 9'5" (3.30m x 2.88m)

The master bedroom is a large double room with two built in wardrobes with white high gloss doors, matching chest of drawers with a built in window seating area, carpet, central light and radiator.

Ensuite 6'11" x 5'1" (2.11m x 1.57m)

The ensuite consists of an oblong shower cubicle with glass sliding door, hand basin encased in a high gloss vanity unit, wc, mirrored cabinet and shelving.

Bedroom Two 9'6" x 9'4" (2.91m x 2.87m)

Bedroom two is a double room with carpets, central light, carpet, radiator and built in double wardrobe.

Bedroom Three 6'6" x 5'8" (1.99m x 1.73m)

Bedroom three is currently used as an office with worktop desks, as a bedroom it is a single room with laminate flooring, radiator, central light.

Bathroom 6'5" x 5'6" (1.98m x 1.69m)

The bathroom consists of a hand basin encased in a vanity unit, wc, bath with shower above, radiator, extractor and shelves.

Outside

The property benefits from a generous size rear garden laid to lawn with established shrubs and plants, a small central pond, patio area and sectional concrete shed.

There is off road parking to both sides of the park home.

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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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