



Eldon Green

Tuxford, Tuxford, NG22 0GZ

£185,000



Welcome to this charming townhouse located in the picturesque village of Eldon Green, Tuxford, Newark. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The two bathrooms in this townhouse provide convenience and comfort, ensuring that busy mornings run smoothly and evening routines are a breeze. The layout of this house is thoughtfully designed to cater to modern living while retaining a touch of traditional charm.

Nestled in the heart of Eldon Green, this property offers a peaceful retreat. Imagine enjoying a morning cup of tea in the quaint garden or taking a leisurely stroll through the village, soaking in the tranquil surroundings.

Book a viewing today and step into your dream home in this charming village setting.



Description

A wonderful opportunity to acquire a well presented three bed town house set over three floors. The living accommodation briefly comprises of entrance hall, kitchen diner, utility room and WC to the ground floor, lounge and second bedroom to the first floor, master bedroom complete with en suite, third bedroom and family bathroom to the second floor. Outside, a single garage and one allocated parking space reside to the rear, alongside an enclosed laid to lawn area and Easterly facing patio. Resting upon a modern development in Tuxford, the property has easy access to a wealth of local conveniences, eateries and educational establishments. Tuxford Academy is a most desirable school and within walking distance.

Entrance Hall

The property is entered into a hallway with carpet, storage heater and consumer unit with stairs leading to the first first and second floors ahead.

Kitchen / Diner 23'8" x 8'11" (7.23m x 2.74m)

The kitchen has a range of units with wood effect base and wall units, laminate work surfaces, tiled splashback, stainless steel one and a half sink and drainer with chrome swan neck mixer tap, integrated oven, integrated hob with extractor fan above, dishwasher and under counter fridge, laminate flooring, central light and rear window. In the dining area there is access to an understairs storage cupboard, storage heater, central light, carpet and a front facing window with blinds.

Utility 6'11" x 5'6" (2.13m x 1.70m)

The utility consists of laminate work surfaces, tile splashback, space for two appliances, vinyl flooring, storage heater, central light, a low level unit in keeping with the kitchen units and door leading to the rear garden and garage.

Downstairs WC

The downstairs WC comprises of a hand wash basin with tile flashback, low level WC with slow closing lid, extractor, vinyl flooring and a central light.

Lounge 13'5" x 13'3" (4.09m x 4.06m)

The lounge is located on the first floor and consists of carpet, central light, storage heater and two front facing windows.

Bedroom Two 10'0" x 9'4" (3.07m x 2.87m)

A double rear facing room that includes carpet, storage heater, central light and rear facing window with the addition of secondary glazing.

Family Bathroom 6'3" x 5'6" (1.93m x 1.70m)

The family bathroom consists of a three piece suite including a hand basin, low level WC with slow release lid, panel bath with overhead handset shower, part tiled walls, vinyl flooring, heated towel rail, central light and extractor.

Master Bedroom 13'8" x 8'6" (4.19m x 2.61m)

The master bedroom is a double front facing room that comprises of a carpet, central light, storage heater and two front facing windows and ensuite.

Master Ensuite 7'1" x 4'1" (2.16m x 1.27m)

The master ensuite is a three piece suite that comprises of a hand wash basin, low level WC, enclosed shower with bi fold doors, fully tiled walls, extractor, vinyl flooring and heated towel rail.

Bedroom Three 8'11" x 6'3" (2.74m x 1.93m)

A double room rear facing that comprises of carpet, central light, storage heater, rear facing window with the benefit of secondary glazing and access to the loft.

Outside

To the front of the property there is a small railed open plan garden, gravelled space and wall mounted outdoor lighting. To the rear of the property there is a fully enclosed rear garden with wooden fencing, outside water supply, patio area, lawn space and access to the single garage through a side door and automatic security lighting.

Single Garage 16'6" x 8'11" (5.05m x 2.72m)

To the left of the property there is a flying freehold that has driveway access underneath to access the garage and allocated parking space. Entering the garage via an up and over door with power, lighting and a side facing door leading into the rear garden.

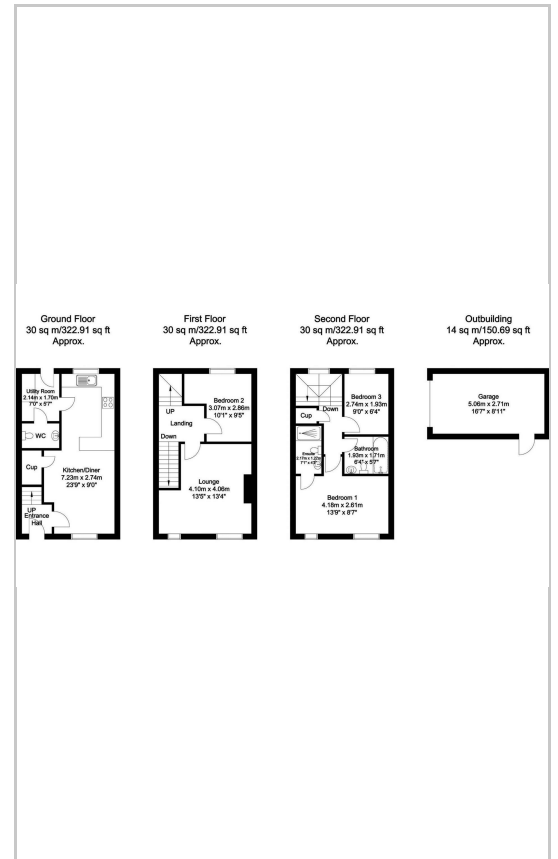
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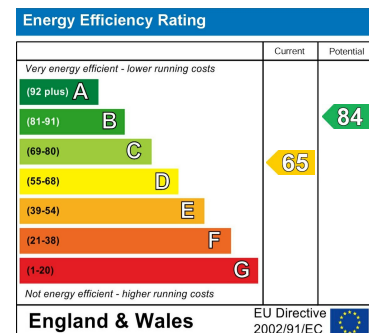
Area Map



Floor Plans



Energy Efficiency Graph



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