



Linden Avenue

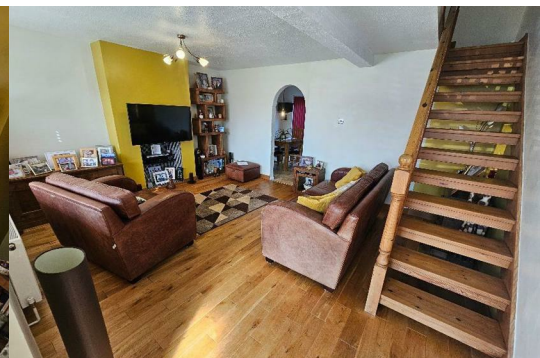
Tuxford, Tuxford, NG22 0JR

Offers over £175,000



NO UPWARD CHAIN - A charming location for this delightful property! This immaculate house boasts a cosy reception room, perfect for relaxing, with a kitchen / diner three bedrooms, there's ample space for a growing family. The property also features a well-appointed bathroom. Situated in an ideal location for the schools, doctors and local shops.

Don't miss the opportunity to make this house your home sweet home in the heart of Tuxford.



Description

The property briefly benefits from a porchway leading into the lounge, kitchen / diner, three bedrooms and family bathroom. Outside there is a driveway leading to the garage and an enclosed low maintenance rear garden.

Porch 6'9" x 4'5" (2.07m x 1.36m)

Entering into the property into the front facing porch with solid wood flooring, side window and cupboard housing the utility meter.

Lounge 16'6" x 12'11" (5.03m x 3.96m)

A continuation of the solid wood flooring into the lounge with the display storage in the chimney breast with the open plan staircase of solid wood leading to the first floor. The front facing window with blind and archway leading into the kitchen / diner.

Kitchen / Diner 16'6" x 8'7" (5.03m x 2.62m)

Leading through the archway into the kitchen / diner with a range of maple effect wall and base units, black onyx effect rolled edge worktop, part tiled walls, electric fan assisted oven and four ring electric hob, space for washing machine and fridge and two ceiling lights. There are patio doors leading into the low maintenance rear garden and a upvc rear stable door.

Stairs & Landing

Solid wood stairs leading to the first floor landing with a side facing window and access to the loft which has ladders and boarding for storage and light.

Master Bedroom 12'1" x 9'10" (3.69m x 3.00m)

The master is a front facing double bedroom with built in double sliding door wardrobes, airing cupboard for storage, laminate flooring and radiator.

Bedroom Two 9'10" x 9'8" (3.02m x 2.95m)

A double room rear facing with laminate flooring and radiator.

Bedroom Three 7'10" x 6'3" (2.40m x 1.93m)

A single bedroom front facing with laminate flooring storage built over the bulk head and radiator.

Bathroom 7'10" x 6'3" (2.40m x 1.93m)

The bathroom comprises of a three piece champagne colour corner bath, hand basin and toilet, part tongue and groove walls with tiles above.

Outside

To the side of the property there is a driveway leading to the garage with an up and over door with electric and lighting. To the rear there is a low maintenance garden with grey slate, patio steps and a raised decking seating area. Outside water tap and electrics.

Disclaimer

- 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.
- 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.
- 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.
- 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.
- 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 WHATSOEVER IN RELATION TO THIS PROPERTY.**

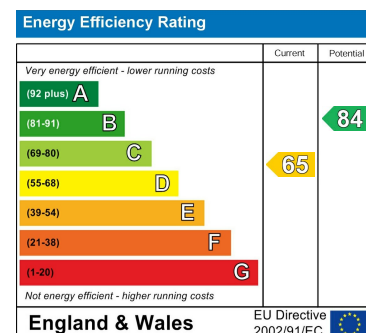
Area Map



Floor Plans



Energy Efficiency Graph



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

16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk