



Linden Avenue

Tuxford, Tuxford, NG22 0JS

Offers over £190,000



A charming location for this delightful property! This property consists of a spacious living room and kitchen / dining area, with a medium size garden with patio area, perfect for the growing families with three bedrooms and a family bathroom. It is ideally situated in an ideal location for the schools, doctors and local shops.

Don't miss out on this ideal family home within the heart of Tuxford.



Description

A modern semi-detached house with three bedrooms. The ground floor features an idealistic living space, a stylish kitchen with dining area, and double glass patio doors opening to a private garden with a patio, and a separate lounge area for the quieter area for family time. Upstairs, the master bedroom is a spacious room to relax and wind down in, complemented by a second double bedroom, a smaller third bedroom, and a family bathroom.

Entrance Porch

The entrance porch consists of tiled floor and vertical radiator.

Downstairs WC

The downstairs wc has a corner sink with a tiled backsplash and low level wc, extractor fan and laminate flooring.

Lounge 18'0" x 14'1" (5.51m x 4.31m)

The lounge includes herringbone flooring, vertical radiator, off centre light and front facing window with blinds.

Kitchen / Diner 13'11" x 10'3" (4.26m x 3.13m)

The kitchen is a modern style room and has black push open wall and base units, a centre island and breakfast bar, part tiled walls and herringbone laminate flooring. Integrated in the kitchen is a fridge/freezer, microwave, electric fan assisted oven and a electric induction four ring hob. There is patio doors that lead out into the rear garden.

First Floor Landing

The landing provides access to all rooms as well as having a window to the side and an airing cupboard.

Bedroom One 10'0" x 10'0" (3.07m x 3.06m)

Bedroom one is a double room including a built in full length wardrobe with sliding doors, carpet, radiator, central lighting and a front facing window.

Bedroom Two 10'0" x 9'10" (3.06m x 3.00m)

Bedroom two is a double room with a carpet, built in wardrobe, radiator, a panel feature wall, central lighting, radiator and rear facing window.

Bedroom Three 8'2" x 6'4" (2.50m x 1.94m)

Bedroom three is a single front facing room that has a built in rail, carpet, and radiator. The room has been adapted for roof access.

Bathroom 6'4" x 5'5" (1.94m x 1.66m)

The family bathroom has a three piece suite comprising of a low level wc, hand basin, and a bath with a gravity fed electric shower above, a glass shower door, inset storage and rear facing window.

Outside

To the front of the property is a blocked paved driveway that offers off street parking for two vehicles and has access to the rear garden via the side gate.

The rear garden is fully enclosed and offers a patio area as well as a lawn area, there is a shed situated in the rear garden.

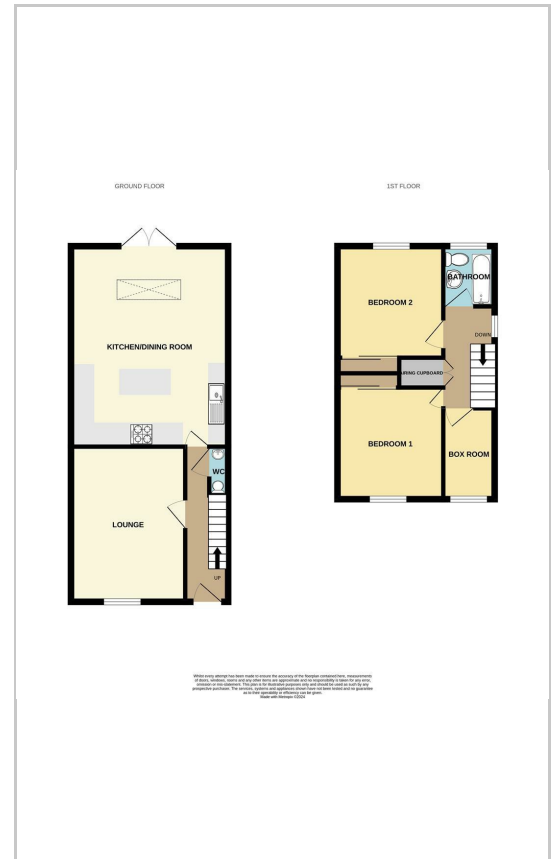
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Area Map



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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