



Nicholas Place

, Tuxford, NG22 0HU

£140,000



Clark Estates are delighted to present to the open market this four bedroom family home, built of non standard construction. This property is an ideal BTL or FTB property.

The property briefly consists of; kitchen / diner, lounge, four bedrooms, bathroom (currently being renovated) front and rear gardens and garage.



Kitchen / Diner 20'0" x 10'9" (6.1m x 3.3m)

The kitchen can be entered either through the front or rear access and consists of white wall and base units, sink under the rear window, part tiled walls and spotlights.

Lounge 20'0" x 9'10" (6.1m x 3.00)

The lounge has dual aspect windows allowing natural light to flow in, with carpet and radiators and tv point.

Ground Floor Cloakroom

Situated to the rear of the property with wc and hand basin.

Stairs & Landing

The stairs have carpet leading to the first floor with loft access.

Master Bedroom 11'9" x 10'2" (3.6m x 3.1m)

The master bedroom is a double room front facing with carpet, radiator and Upvc window, over stairs storage.

Bedroom Two 11'5" x 10'5" (3.5m x 3.2m)

A double bedroom front facing with carpet and radiator.

Bedroom Three 8'6" x 7'2" (2.6m x 2.2m)

A single room rear facing with carpet, radiator and airing cupboard.

Bedroom Four 8'6" x 7'2" (2.6m x 2.2m)

The forth bedroom is a single room rear facing with carpet and radiator.

Bathroom 9'10" x 6'2" (3.00m x 1.9m)

The bathroom is currently under renovation with a new bathroom suite and tiled walls. (photo to follow)

Gardens

The property benefits from a large front garden mainly laid to lawn with a picket fence making it fully enclosed. To the rear there is an enclosed garden with lawn, patio area and garage with an up and over door.

Additional Benefits

The property has oil central heating and has recently had new Upvc windows fitted..

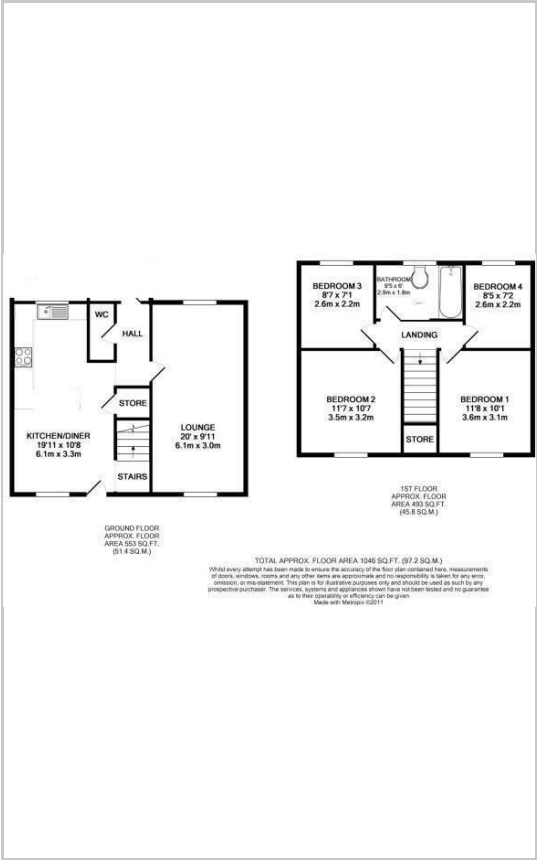
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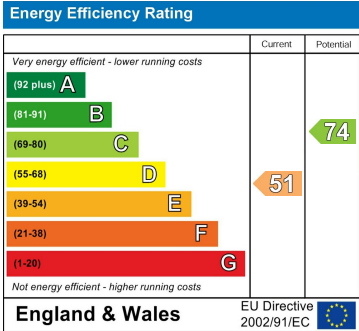
Area Map



Floor Plans



Energy Efficiency Graph



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