



Linden Avenue

Tuxford, Newark, NG22 0JS

£205,000



Clark Estates are delighted to present to the open market this modern two double bedroom detached bungalow briefly comprising of; lounge, kitchen, 2 bedrooms, shower room, rear and front garden, man cave / office and detached garage.



Hallway

The property is entered through the side entrance composite door leading into the carpet hallway with a modern electric panel heater, two storage cupboards and the consumer unit is housed above the door.

Kitchen 10'4" x 8'0" (3.17m x 2.46m)

The kitchen is located off the hallway and is front facing with a new Wren kitchen which has sage green wall and base units, quartz worktops, part tiled walls, vinyl flooring, ceiling spotlights and extractor. There is space for a fridge / freezer and washing machine.

Lounge 14'11" x 11'10" (4.56m x 3.61m)

The lounge benefits from a large 9ft Upvc front facing window overlooking the garden, with carpet, coving and portable heater, with space in the chimney breast for secondary heating.

Bedroom One 13'9" x 11'9" (4.20m x 3.60m)

A double bedroom rear facing, carpet and electric panel heater.

Bedroom Two 11'4" x 8'3" (3.47m x 2.53m)

A double bedroom rear facing with carpet and modern electric panel heating.

Shower Room 7'11" x 6'9" (2.42m x 2.06m)

The modern shower room comprises of 1 1/2 walk in shower cubicle, white hand basin and wc, part tiled walls and vinyl floor.

Man Cave 16ft x 16ft (4.88mft x 4.88mft)

A wooden built man cave of a generous size with bar area, electrics and lighting, featured glass windows ideal for social evenings, office, games room or what ever your desire !

Outside

To the front of the property there is a block paved driveway for two cars leading to the detached garage which has an outside water tap, up and over garage door and side door for easy access, electrics and lighting. The garden to the front is mainly laid to lawn with a pretty blossom tree and perimeter fence.

To the rear the is a slab centre path with lawn either side, brick built BBQ, outside electrics fully enclosed to both sides with side access gate. The man cave is in the rear garden.

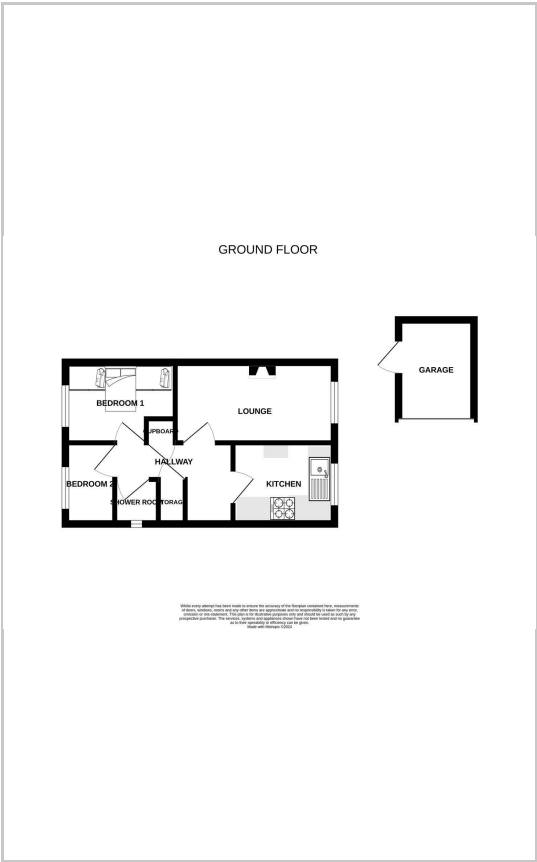
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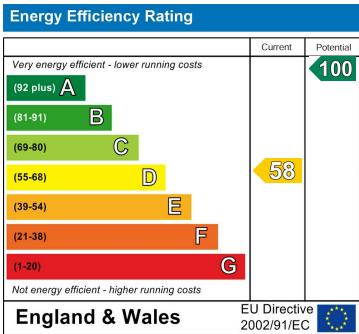
Area Map



Floor Plans



Energy Efficiency Graph



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