



Machin Close

Tuxford, Newark, NG22 0JZ

Offers over £280,000



This delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests, relaxing with family, or creating a home office.

The house features a well-appointed bathroom. The layout is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

Tuxford is a picturesque town known for its friendly community and local amenities, making it an ideal location for those seeking a peaceful yet connected lifestyle. With a short walk from Tuxford academy and easy access to nearby Newark, residents can enjoy a range of shops, restaurants, and recreational facilities.

This property is perfect for those looking to settle in a tranquil environment while still being within reach of urban conveniences. Whether you are a first-time buyer or looking to invest, this house on Machin Close is a wonderful opportunity not to be missed.



Description

NO UPWARD CHAIN - This immaculate three bedroom detached property is an ideal family home within walking distance to the nursery, schools and shops. The property briefly comprises of ; hallway, lounge, dining room, kitchen, ground floor wc and to the first floor there are three bedrooms and a modern bathroom. An enclosed rear garden and garage with two driveways allows for more than one family car.

This property is not to be missed in this cul de sac location.

Hallway 13'1",164'0" x 6'0" (4,50m x 1.85m)

The property is entered into the hallway through the front upvc door with laminate flooring, radiator with TRV, understairs storage and door accessing the ground floor cloak room, kitchen and lounge / diner.

Lounge 14'10" x 12'0" (4.53m x 3.66m)

Leading through to the lounge there is a bay upvc window front facing with a large radiator beneath, ceiling light and is open plan leading into the dining area.

Dining Room 10'10" x 9'10" (3.31m x 3.00m)

Continuing through from the lounge into the dining area with laminate flooring, serving hatch through to the kitchen, built in shelving, ceiling light, upvc French doors leading into the rear garden.

Kitchen 10'10" x 8'2" (3.31m x 2.50m)

The kitchen has a range of of cream wall and base units, butcher block effect worktops, four ring electric hob and a fan assisted oven, ceramic sink with a directional centre tap, space for washing machine, recess lighting, serving hatch through to the dining room, with a side upvc door leading to the enclosed rear garden.

Cloak Room

With wc and hand basin with an obscure side facing window and laminate flooring.

Stairs & Landing

Leading to the first floor up the carpet stairs with a side facing window on the landing and access to the loft which is part boarded.

Master Bedroom 11'9" x 11'1" (3.60m x 3.38m)

A double bedroom rear facing with built in mirror sliding wardrobes, carpet, radiator, electric points some with USB points for convenience, and centre ceiling light.

Bedroom Two 12'3" x 9'4" (3.75m x 2.85m)

A double bedroom with carpet, radiator, electric socket with USB points and ceiling light.

Bedroom Three 12'3" x 8'11" (3'3",236'2" into alcove) (3.75m x 2.72m (1,72m into alcove))

A single 'L' shaped room front facing with carpet, radiator and built in storage.

Bathroom 11'8" x 6'8" (3.57m x 2.04m)

The bathroom is a modern bathroom with part tiled walls, tiled floor, three piece white bathroom suite comprising of a kidney shaped bath with glass shower screen, electric shower, wc and hand basin, airing cupboard housing the hot water tank with thermostat and heating / water controls.

Outside

To the front of the property there is an open plan garden with lawn and low maintenance gravel borders, leading to the side where there is a single garage with up and over door and driveway parking for two vehicles. Leading through the gated side access into the rear garden where the oil tank is located at the side along with the outside floor mounted boiler, leading to the rear with an extensive patio area and lawn.

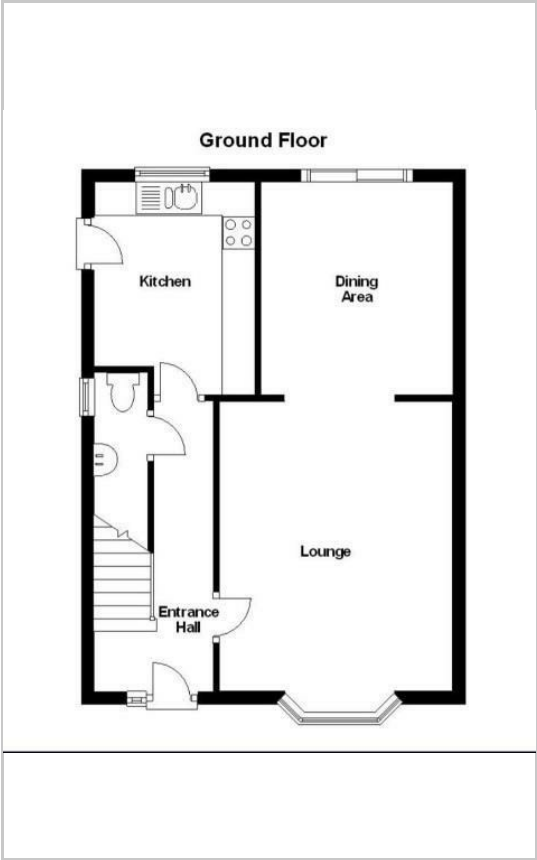
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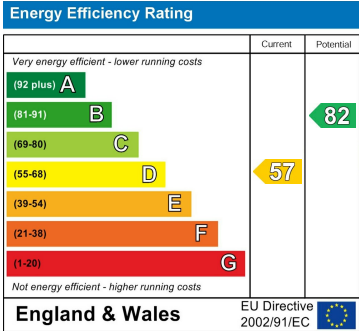
Area Map



Floor Plans



Energy Efficiency Graph



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