



## Newcastle Street

Tuxford, Tuxford, NG22 0LT

Offers in the region of £360,000



This unique detached house on Newcastle Street offers a perfect blend of space and comfort for family living including extended family with a one bed self contained annex attached, or an air B&B? Generously size living accommodation throughout.

The location in Tuxford is particularly appealing, offering a peaceful village atmosphere while still being within easy reach of the towns amenities. This property presents an excellent opportunity for those looking to settle in a welcoming community with the rich history of Newcastle Street and Tuxford.

In summary, this detached house on Newcastle Street is a remarkable find, combining spacious living areas, a desirable number of bedrooms, and a tranquil setting. It is a perfect choice for families or anyone seeking a comfortable and stylish home in a lovely part of Nottinghamshire.





Description

NO UPWARD CHAIN - This unique detached property briefly comprises of an extended four bed detached house, kitchen, lounge, dining and ground floor cloakroom to the ground floor. To the first floor there are four bedrooms and family bathroom. Having the benefit of a self contained annex which has been designed to allow disabled access throughout with lounge, kitchen, bedroom and wet room. Ample of gated parking outside office and large workshop.

Kitchen 14'11" x 13'3" (4.56m x 4.06m)

Fitted with a range of wall and base units with complementary worksurfaces and a sink and drainer. Space for a range cooker and fridge freezer, slimline dishwasher and space for a washing machine. Splashback and floor tiling, spotlights, double glazed window, two central heating radiators. Open plan into the lounge. The oil floor mounted boiler is located in the kitchen.

Cloakroom 5'1" x 3'0" (1.55m x 0.93m)

Every family home needs a ground floor cloak room with wc and hand basin and obscure window.

Lounge 14'2" x 12'10" (4.32m x 3.93m)

The lounge is open plan leading from the kitchen and is fitted with a multi fuel burner with a brick surround, slate hearth and wooden mantle. Two central heating radiators, tiled flooring leading through to the dining room.

Dining Room 14'2" x 11'4" (4.32m x 3.46m)

With two upvc windows side facing and bi fold doors leading into the rear garden the property lets the natural light flood within. The continuation of the laminate effect lino flooring leading through from the lounge with two vertical modern radiators.

Bedroom One 12'1" x 10'2" (3.70m x 3.12m)

A double bedroom rear facing with carpet, ceiling lights and radiator.

Bedroom Two 13'7" x 9'2" (4.16m x 2.81m)

A double bedroom side facing with double glazed window, carpet and a central heating radiator.

Bedroom Three 10'6" x 9'8" (7'1" into recess) (3.22m x 2.96m (2.18m into recess))

A double bedroom side facing with carpet and radiator.

Bedroom Four 9'10" x 5'10" (3.00m x 1.80m)

A single room with carpet and radiator and built in storage over the stairs.

Bathroom 7'4" x 6'3" (2.24m x 1.92m)

The bathroom comprises of a bath with mixer taps, shower above and a glass shower screen, wash hand basin and a w.c. spotlights to the ceiling, fully tiled, shaver point and electric heated towel rail.

Annex Lounge 14'9" x 14'4" (4.50m x 4.39m)

The annex lounge has dual entrances with double glazed doors and dual aspect windows, tiled flooring, radiator and open plan leading into the kitchen.

Annex Wet Room 6'10" x 6'1" (2.10m x 1.86m)

Fully wheelchair accessible fitted with a wash hand basin, w.c. and shower, fully tiled, double glazed window and an electric heated towel rail and extractor.

Annex Kitchen 10'9" x 6'9" (3.30m x 2.07m)

The kitchen has a range of high gloss finish wall and base units, tiled flooring, an eye level integrated electric oven with retractable worktop beneath, four ring electric induction hob with a stainless chimney style extractor, stainless steel sink and drainer with tiled flooring.

Annex Bedroom 13'1" x 8'2" (4.00m x 2.50m)

The bedroom has three double fitted Sharps wardrobes and dressing table and bedside drawers radiator, carpet, double glazed window and a walk in storage cupboard.

Outside Buildings

The property benefits from an outside office to the rear, fully insulated, electrics and upvc windows and doors. All building controlled certified. To the front of the property there is a large wooden workshop.

Outside

To the front of the property there is a concrete gated driveway for approximately four cars with a further gated access to the front courtyard with low maintenance bark chip boarders, secluded oil tank and wood store. To the rear there is a patio directly leading out of the dining room leading up the sleeper steps with low maintenance slate laid within, bark boarders, beautiful magnolia tree, additional top patio area leading to the home office. To the side there is a lawn leading to the annex patio courtyard. The outside benefits from electrics and water supply.

Additional Information

The lighting for the master bedroom and lounge are on electronic smart controls.

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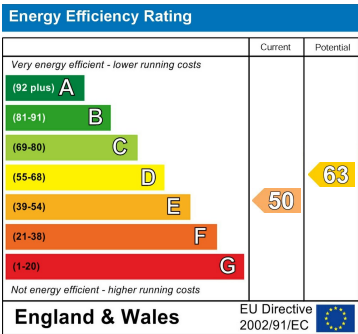
Area Map



Floor Plans



Energy Efficiency Graph



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