



Lexington Gardens

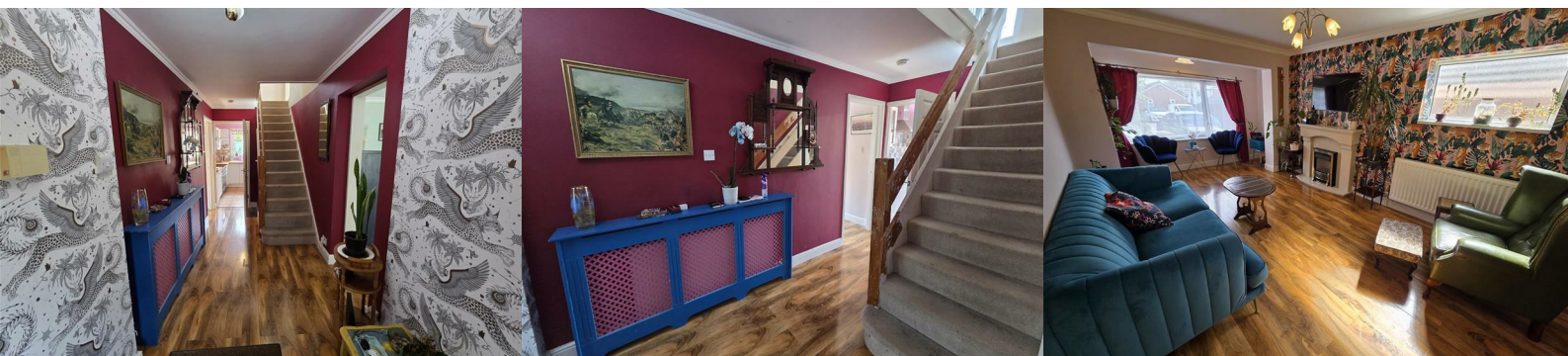
Tuxford, Newark, NG22 0LX

£290,000



This spacious 4/5 bedroom family home is situated in the well regarded village of Tuxford and is convenient for the amenities of the village with a range of shops and businesses, schooling to include The Tuxford Academy and also offering good access to major road networks via the nearby A1.

The nearby towns of Newark and Retford offer a fast rail link to London, Kings Cross.



Description

Clark Estates are delighted to present this 4 /5 bedroom family home which offers enormous potential. The property is spacious and the accommodation comprises: Entrance Hall, Lounge / Dining Room, Kitchen, Utility Room, Cloakroom and a Ground Floor Bedroom / Office that could easily be an additional reception room if required. To the first floor are four Bedrooms and a fully tiled and Re-Fitted Bathroom with shower bath, wash basin and W.C. Gardens front and rear and the benefit of a outside annex / home office

Hallway

The property is entered into the wide hallway with high gloss wood effect laminate, coving to the ceiling, open plan stairs leading to the first floor, doors leading through to the ground floor rooms.

Living Dining Room 28'4" x 10'9" (8.65m x 3.28m)

With the continuation of the high gloss flooring through the lounge / dining room you enter into a bright and airy room with windows to three aspects and French doors leading into the rear enclosed garden. The central feature is the fire place and surround with an electric fan assisted fire as secondary heating.

Kitchen 9'10" x 7'10" (3.00m x 2.39m)

The kitchen comprises of country syle wall and base units, some display units with glass front, butcher block effect worktops, double electric range with a chimney style extractor, part tiled walls, tiled floor and a rear facing window over looking the garden.

Utility Room 8'9" x 6'6" (2.67m x 2.00m)

In keeping with the kitchen cabinetry, space for a washing machine, tiled floor, upvc door leading to the outside and access to the ground floor cloakroom.

Ground Floor Cloak Room

With part tiled walls, tiled flooring, wc and hand basin.

Stairs & Landing

Leading to the first floor with carpet, access to the loft hatch and double built in wardrobes on the landing.

Home Office 22'7" x 9'3"

There is a brick built multi functional room which has a cloakroom with wash basin and W.C. offering excellent annex potential. There are French doors opening onto the garden and skylight windows. Ideal as Office, Hobby Room, kids gaming room or Gym.

Bedroom One 14'2" x 9'6" (4.34m x 2.92m)

Bedroom Two 13'3" x 7'8" (4.04m x 2.36m)

Bedroom Three 9'10" x 9'4" (3.00m x 2.87m)

Bathroom 7'2" x 5'11" (2.20m x 1.81)

Outside

Outside, there are gardens to front and rear with off road parking to the front on a double block paved driveway. The rear garden is enclosed with a brick built garden room shrubs and plants and a pagoda.

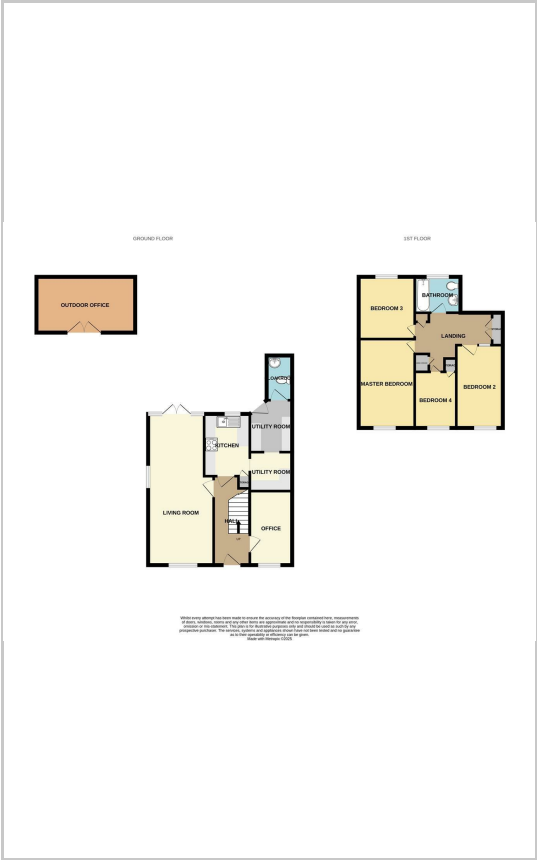
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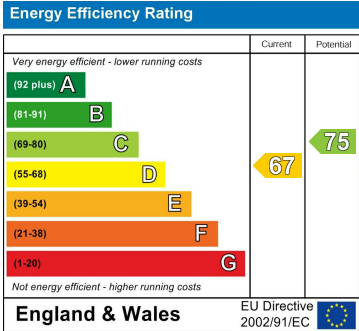
Area Map



Floor Plans



Energy Efficiency Graph



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