



## Lexington Gardens

Tuxford, Newark, NG22 0LX

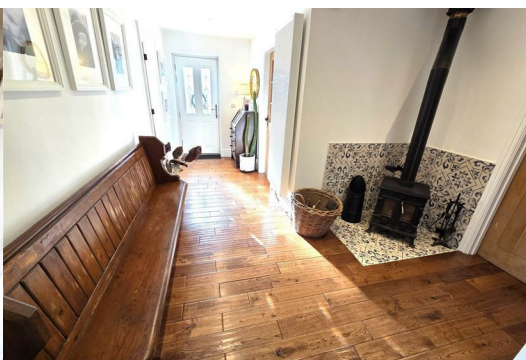
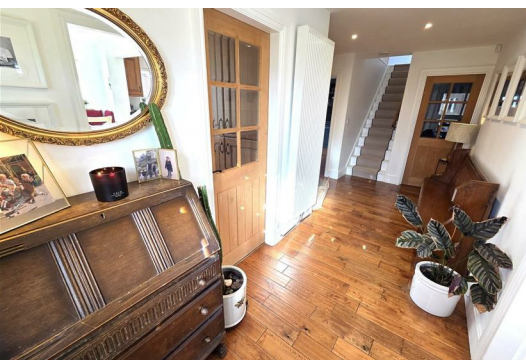
£300,000



Located in the charming cul de sac location of Lexington Gardens, Tuxford, Newark, this delightful extended semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Tuxford is known for its picturesque surroundings and convenient amenities, making it an ideal location for those seeking a balance of tranquillity and accessibility. This home is not just a place to live; it is a space where memories can be made.

Whether you are a first-time buyer or looking to settle down in a peaceful neighbourhood, this property is certainly worth considering. With its charming features and prime location, it is a wonderful opportunity to create a warm and inviting home.





Description

This immaculate extended three bedroom family home is a MUST see property. The two storey extension the enables lots of family space and briefly comprises of an entrance hallway, kitchen / diner, two reception rooms, utility and ground floor cloak room to the ground floor. To the first floor there is potential to have either a three bedroom property with two bathrooms or a four bed property with one bathroom. The front of the property has gravel parking to the front and an enclosed rear garden.

Hallway

The property is entered through the side composite door into the hallway with solid oak flooring, large vertical wall mounted radiator, recess lighting and a corner set log burner with decorative tiles allowing the heat to flow up the open plan stair way.

Kitchen / Diner 16'9" x 12'2" (5.13m x 3.73m)

The kitchen / diner is a great open plan space with dual aspect windows allowing the natural light to flood within. The continuation of the solid wood Oak floor gives warmth from the colouration of the flooring and enhancing the solid wood cabinetry of the wall and base units. The kitchen benefits from a Belfast sink, six ring electric Arga style cooker with two ovens, warming plate and grill, chimney style extractor above, dishwasher and fridge. Built in seating to the dining area allows for views across the open fields. Recess lighting and radiator.

Utility 14'7" x 6'2" (4.47m x 1.88m)

Storage, storage, storage and more storage. The utility room is designed with families in mind, all the noisy white goods hidden out of the way from the living areas and an array of tall solid Oak cupboards a run of base units with an integrated fridge and washer / dryer and an additional Belfast sink. Access to the rear garden through the composite door.

Lounge 16'9" x 11'0" (5.11m x 3.37m)

Upon entering, you are greeted with a centre feature of a second log burner and tiled hearth and solid wood mantle, built in media wall, solid Oak floor, front facing upvc window, radiator, coving and decorative ceiling rose.

Play Room 12'7" x 10'11" (3.86m x 3.33m)

A multi functional room with a built in media wall and display units, solid Oak flooring, recess lights and French Upvc doors leading into the rear garden.

Cloak Room 7'1" x 6'2" (2.18m x 1.90m)

Every family homes needs the benefit of a ground floor cloak room, two double storage cupboards, housing the hot water tank, matching vanity unit with sink and wc, shelving and recess lighting.

Stairs & Landing

The open stair case with white floorboards and carpet running to the first floor with a white wooden spindle staircase

Master Bedroom & Walk In Dressing Room 16'11" x 13'1" (5.17m x 4.00m)

A generous master bedroom with front facing upvc windows and a Juliette balcony with rails over looking the fields to the side. Carpet and radiator, recess and centre lighting leading through to the walk in his and her wardrobe.

4th Bed / En-Suite 7'10" x 6'2" (2.40m x 1.90m)

Depending on your families needs, this plastered room can be made into a fourth bedroom, nursery off the master room or en-suite.

Bedroom Two 11'0" x 10'5" (3.37m x 3.20m)

A double bedroom front facing with solid Oak floor, radiator and ceiling light.

Bedroom Three 12'4" x 10'10" (7'6" into recess) (3.76m x 3.31m (2.31m into recess))

A double bedroom rear facing with carpet and radiator and ceiling light.

Bathroom

The property features a well-appointed bathroom, catering to the needs of modern living comprising of a bath with a polished brush rain shower over with an extractable hose, glass shower screen, part tiled walls, vanity unit with sink and wc, solid Oak flooring, radiator and recess lighting.

Outside

To the front there is gravel parking for two vehicles, side path leading to the enclosed gated rear garden with two patio areas, sunken trampoline, wooden shed, outside tap and outside lighting.

Additional Information

The property benefits from an air source heat pump central heating system.

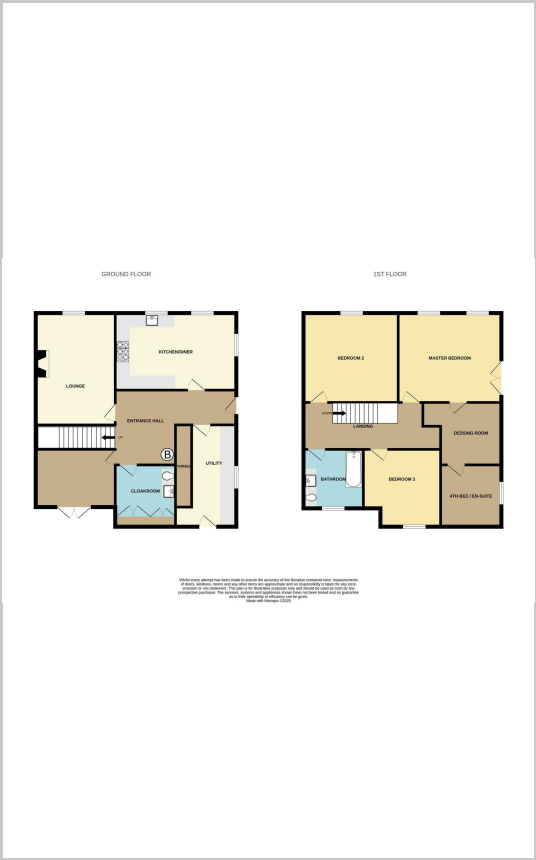
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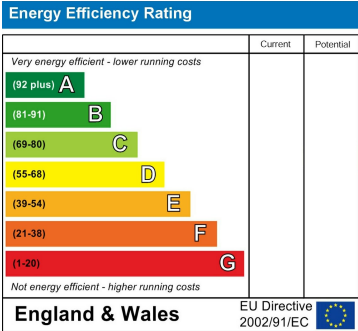
Area Map



Floor Plans



Energy Efficiency Graph



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