



## Eldon Street

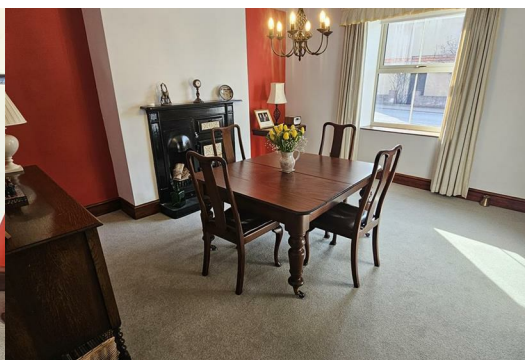
Tuxford, Tuxford, NG22 0LH

Offers over £280,000



This exquisite Georgian house on Eldon Street offers a delightful blend of historical elegance and modern comfort. Built in 1740s, the property boasts a rich heritage, showcasing the timeless architecture that characterises the Georgian era with original features still present to enjoy.

The property features two reception rooms and a kitchen with four well-appointed bedrooms and two bathrooms ensuring that there is plenty of room for family members or guests. Each bedroom is designed to provide a peaceful retreat, with natural light flooding in to create a warm and inviting environment.





Description

This Georgian tall house on Eldon Street is not just a residence; it is a piece of history waiting to be cherished by its next owner and is only one of three Tall houses in Tuxford. Its blend of character, space, and modern conveniences makes this property a rare find. Original features lovingly cared for over the decades throughout this property add to the character in each room, with original fire places, antique pine doors throughout and 1700's range double oven to an external boot scrapper this property tells many stories of the years gone by. The property briefly comprises of two reception rooms, four bedrooms, two bathrooms and a kitchen over the three stories with two gardens and a carport.

Entrance Hall 12'3" x 5'3" (3.75m x 1.62m)

Upon entering into the entrance hall you immediately appreciate the Georgian features of this property as you are greeted by two spacious reception rooms located typically either side of the stair case, beautifully stained solid wood ship planks that make the stairs a beautiful feature.

Reception Room 15'0" x 13'11" (4.59m x 4.25m )

The reception room has a centre feature of a wood burner sat within a brick surround and stone hearth, with exposed beams to the ceiling, front and rear facing window, carpet and radiator with TRV.

Dining Room 15'0" x 12'11" (4.59m x 3.95m)

The dining room has the original cast iron Marl-Beta range with two closed ovens and grate with a slate hearth, carpet, beams to the ceiling, radiator and a front facing window. Generous size storage cupboard located under the stairs with an authentic antique pine wood glass panelled door leading down onto original stone steps stepping into the kitchen.

Kitchen 16'6" x 7'1" (5.04m x 2.16m)

Built in 1952 an extension to the original house accommodates the kitchen with Oak wall and base units, worktop, stainless steel sink with drainer, space for free standing cooker, washing machine and dishwasher, part tiled walls, recess ceiling lights, tiled floor, vertical radiator and two rear facing triple glazed upvc windows with blinds. The rear door leads into the enclosed kitchen garden.

Ground Floor Cloak Room 6'11" x 3'4" (2.13m x 1.02m)

Every family home needs a ground floor cloakroom with wc and hand basin. The ground mounted oil boiler is located in the cloakroom.

1st Floor Stairs & Landing

Leading to the first floor up the dark stained ship plank wooden stairs and balustrade staircase with a front facing window on the landing, ceiling chandelier and access to bedroom one, four and family bathroom.

Master Bedroom 15'0" x 13'10" (4.59m x 4.23m)

A double bedroom with an original cast fire place with wooden mantle and ceiling beams carpet, radiator with TRV and dual aspect windows.

Bedroom Four 9'10" x 8'7" (3.00m x 2.64m)

A single bedroom front facing with original fire place, ceiling beams, carpet and radiator currently used as an office.

Family Bathroom 12'7" x 6'1" (3.85m x 1.87m)

The bathroom comprises of a three piece white suite; bath with centre mixer taps, wc and hand basin. The room has a tiled floor, dado rail, recess lighting and extractor.

2nd Floor stairs & Landing

Leading to the second floor up the dark stained ship plank wooden stairs and balustrade staircase with a front facing window on the landing, ceiling chandelier and access to bedroom two with ensuite and bedroom three.

Bedroom Two & En Suite 15'7" x 13'2" (10'4" into recess) (4.75m x 4.02m (3.15m into recess))

The second bedroom is a front facing 'L' shaped double bedroom with carpet and radiator and the benefit of an en suite.

En Suite 2.38m x 1.47m

The en suite comprises of a shower cubicle with an electric shower, wc and hand basin, fully tiled walls and floor with an extractor.

Bedroom Three 14'0" x 15'7" (4.27m x 4.75m)

A double bedroom front facing with carpet and radiator.

Out Side

The property benefits from a rear gated low maintenance kitchen garden with outside lighting and water supply with access into the kitchen.

A 20 yard walk down the private lane gives access to the private secret garden which is entered through the wooden gate into a low maintenance garden with gravel, established shrubs and trees. Electric supply is mounted on the rear of the open fronted car port which has electric and lighting. The oil tank is nicely secluded in the hidden garden.

Additional Information

The property history is vast from originally being a Brewery, then a public house and now a residence of fine splendour. Dark wooden original doors and ship planks for stairs, original fireplaces all add to the sympathetic décor of a period property. Triple glazing throughout the property was installed in 2010.

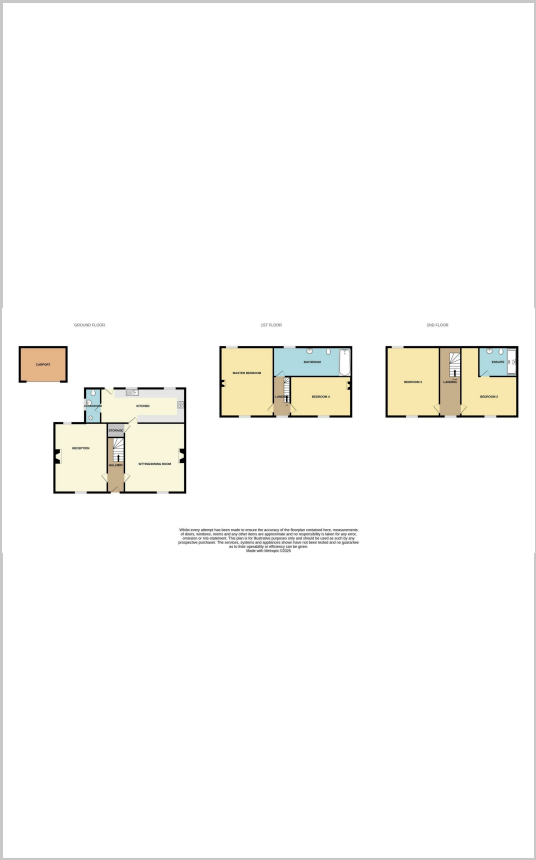
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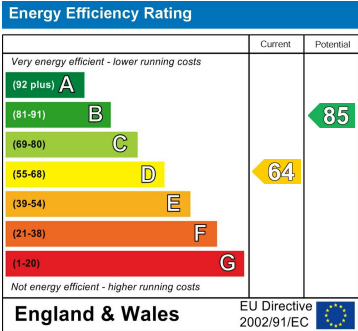
Area Map



Floor Plans



Energy Efficiency Graph



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