



27 Eldon Green, Tuxford, NG22 0GZ



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# £190,000

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This modern property is situated on Eldon Green, a cul-de-sac in the well-served town of Tuxford. Presented to an excellent standard throughout, the property features ample accommodation consisting of a dining kitchen, cloakroom, sitting room, three double bedrooms (with one en-suite), a study/office and a house bathroom. Externally the property features a low-maintenance garden, as well as a garage and parking to the rear.





### RECEPTION HALL

Double-glazed obscure front entrance door with matching top light, wall-mounted electric heater, staircase leading to 1st floor, wall-mounted electric consumer unit, door leading to kitchen.

### DINING KITCHEN

7.10m x 2.60m (23'4" x 8'6")

Fitted with a range of contemporary base and wall units consisting of soft close cupboards and drawers underneath stone effect work surfaces with tiled splashback. Appliances include a 'Hisense' electric fan-assisted oven, 'Hisense' full ring electric hob with 'Beko' extractor hood above, a 'Beko' washing machine, a dishwasher and an upright fridge freezer. Single bowl stainless steel sink and drainer, timber effect flooring, wall mounted electric heater, double glazed windows to front and rear aspects.



### REAR LOBBY

2.10m x 1.20m (6'11" x 3'11")

Double glazed door to rear aspect, tiled walls to half height with matching tiled flooring.

### W.C.

1.70m x 1.20m (5'7" x 3'11")

Low-level dual flush WC, wash hand basin with toiletry storage below, tiled flooring continuing from the rear lobby.

### 1ST FLOOR-LANDING

3.00m x 2.00m (9'10" x 6'7")

Staircase leading to 2nd floor, wall-mounted electric heater.

### SITTING ROOM

5.30m x 3.90m (17'5" x 12'10")

Double glazed windows to front aspect and further window to rear, wall mounted electric heater, television point.



### BEDROOM THREE

2.40m x 2.40m (7'11" x 7'11")

Double glazed window to rear aspect, wall mounted electric heater, timber effect flooring.

### STUDY

2.10m x 1.80m (6'11" x 5'11")

Double glazed window to front aspect, wall mounted electric heater.

### 2ND FLOOR-LANDING

Double glazed window to rear aspect, cupboard housing hot water storage tank.

### BEDROOM ONE

3.70m x 2.80m (12'1" x 9'2")

Two double glazed windows to front aspect, double door wardrobe unit, wall mounted electric heater.

### EN-SUITE

2.00m x 1.50m (6'7" x 4'11")

Fully tiled shower enclosure with mains fed shower, low-level dual flush WC, pedestal wash hand basin, tile effect flooring, ceiling mounted extractor fan, ladder style towel radiator.

### BEDROOM TWO

5.30m x 2.20m (17'5" x 7'2")

Double glazed windows front and rear aspects, timber effect flooring, wardrobe unit with handrail and shelving within.

### BATHROOM

2.50m x 1.40m (8'2" x 4'7")

Panel bath with mixer tap and handheld shower attachment, low-level dual flush WC, corner mounted wash hand basin, double glazed obscure window to rear aspect, tiled flooring, tiled walls to the areas of sanitary ware.

## GARDENS & GROUNDS

The low-maintenance garden to the rear is enclosed behind fencing to all aspects; this garden features a patio area immediately to the rear as well as an artificial lawn area.

## GARAGE

5.20m x 2.50m (17'1" x 8'2")

## TENURE

Freehold

## COUNCIL TAX

Band C

## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

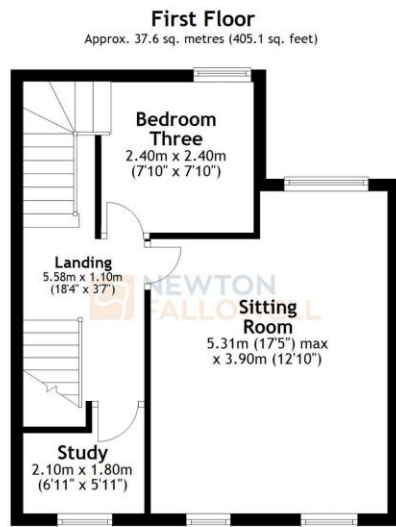
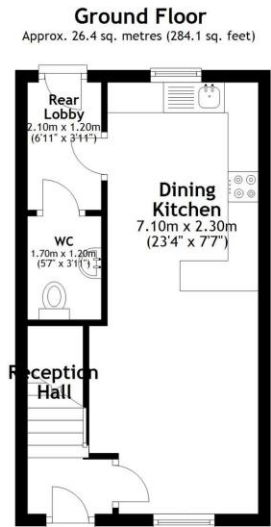
## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





# Floorplan



Total area: approx. 103.2 sq. metres (1111.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		85
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	69	
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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