



16 Burleigh Court, Tuxford,  
NG22 0LE



3



1



1



# £170,000

 3  1  1

This is a very well presented end terraced property located on Burleigh Court, a cul-de-sac located in the well-served village location of Tuxford. The accommodation briefly consists of a sitting room, conservatory, dining kitchen, three bedrooms and a family bathroom. Externally, the property features an enclosed garden to the rear as well as two allocated parking spaces.







**NEWTON FALLOWELL**

### RECEPTION HALL 1.08m x 4.44m (3'6" x 14'7")

Obscure double glazed side entrance door, timber effect flooring, downlights, double panel radiator, stairs leading to the first floor.

### CLOAKROOM 1.08m x 1.4m (3'6" x 4'7")

Low-level dual flush w.c. pedestal wash hand basin with chrome mixer tap, double glazed obscure window to left aspect, wall mounted electric consumer unit, ceramic tiled walls, vinyl floor covering, double panel radiator.

### DINING KITCHEN 3.06m x 4.44m (10'0" x 14'7")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath granite-style roll top work surfaces with tiled splashbacks. The kitchen is fitted with a range of 'Candy' appliances including fridge, freezer, dishwasher, fan assisted oven, four ring hob and extractor hood above. The kitchen also features an integrated 'Indesit' washer/dryer, 'Leisure' 11/4 bowl stainless steel sink and drainer with chrome mixer tap, telephone point, wall-mounted control panel for central heating, double panel radiator, double glazed splayed bay window to rear aspect, tiled floor covering, ceiling mounted downlighters.

### SITTING ROOM 3.56m x 4.46m (11'8" x 14'7")

Television and telephone points, timber effect laminate floor covering, double panel radiator, fireplace with electric pebble effect fire within, double glazed window to left aspect and matching French doors leading into conservatory.

### CONSERVATORY 2.75m x 3.75m (9'0" x 12'4")

Power and light, upvc double glazed windows to left, rear and right aspects as well as French doors leading out to the garden, tile effect vinyl floor covering, double panel radiator, and further wall mounted electric heater.

### 1ST FLOOR-GALLERIED LANDING

1.96m x 2.67m (6'5" x 8'10")

Doors leading to all first-floor accommodation, hatch accessing roof space.

### BEDROOM ONE 3.15m x 4.45m (10'4" x 14'7")

Two double glazed windows to front aspect, double panel radiator, television and telephone points, fitted 'Hammonds' wardrobe units and fitted chest of drawers.

### BEDROOM TWO 1.9m x 3.5m (6'2" x 11'6")

Double panel radiator, double glazed window to rear aspect.

### BEDROOM THREE 2.49m x 2.67m (8'2" x 8'10")

Double glazed window to rear aspect, double panel radiator.

### BATHROOM 1.7m x 1.9m (5'7" x 6'2")

Fitted with a three-piece suite consisting of a panel bath with chrome taps and mains fed 'Hydramax' shower above, low-level dual flush w.c. and a pedestal wash hand basin with chrome taps. Ladder-style towel radiator, shaver point, obscure double glazed window to left aspect, ceiling mounted downlighters, vinyl floor covering, fully tiled walls.

### GARDENS & GROUNDS

The property can be accessed off Burleigh Court by a pathway leading along the left aspect to the entrance door and to a timber gate accessing the rear garden. There is an external water supply beside the entrance door. The garden to the rear is enclosed behind post-and-panel fencing to all aspects and features a patio area.

### TENURE

Freehold



**NEWTON FALLOWELL**



**NEWTON FALLOWELL**



## COUNCIL TAX

Band B

## 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.



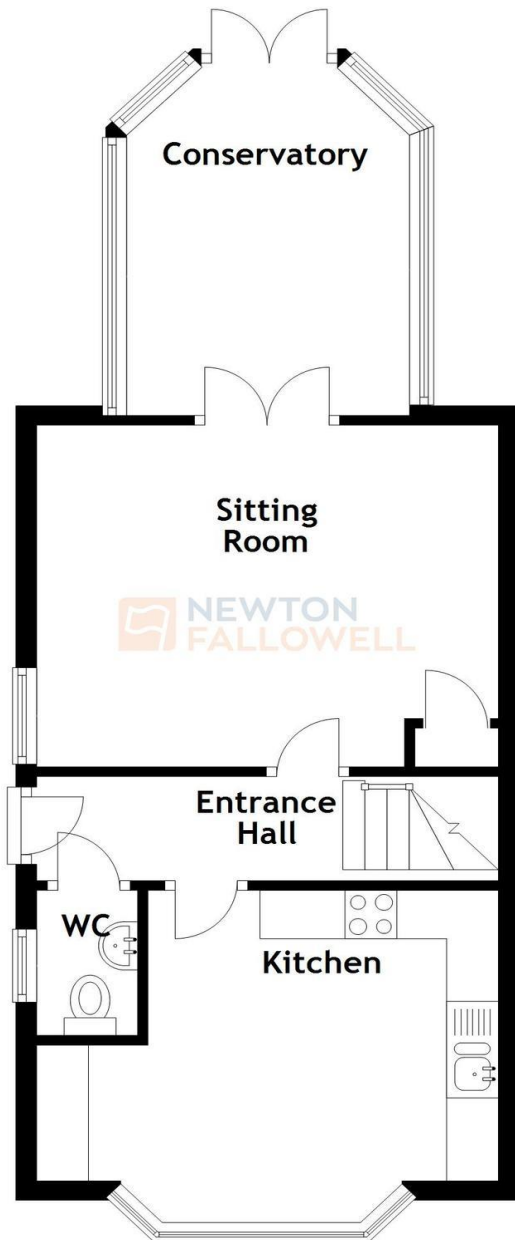




**NEWTON  
FALLOWELL**

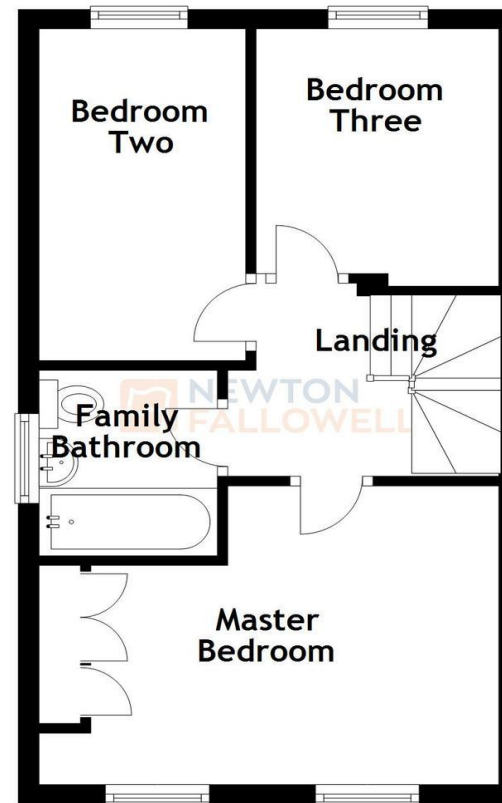
### Ground Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



### First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 79.7 sq. metres (857.5 sq. feet)



