



105 Linden Avenue, Tuxford, NG22 0JS



£170,000



This well-maintained bungalow is located in a semi-rural area and is ready for immediate occupancy. It features a garage with electric and power, a paved and lawned rear garden with ramp access, and a modern kitchen with Belling appliances. The property also offers a comfortable lounge, two bedrooms, and a fully tiled bathroom, all set within gardens including a front lawn and driveway.



NEWTON FALLOWELL



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Hallway

Double panel radiator, tiling throughout, front door with obscure double-glazed glass. Airing cupboard and storage cupboard.

Kitchen 2.42m x 3.18m (7'11" x 10'5")

Space for freestanding fridge freezer, 'Belling' induction hob, 'Belling' electric fan assisted oven, double glazed window to front aspect, stainless steel bowl and a half sink with mixer tap, space and plumbing for washing machine, wall mounted heated towel rail. Floor and wall mounted cupboards under composite work surface.

Living Room 3.72m x 4.6m (12'2" x 15'1")

Double panel radiator, double glazed bay window to front aspect, TV point, fireplace with electric fire.

Bathroom 2.98m x 2.11m (9'10" x 6'11")

Wall mounted heated towel rail, floor to ceiling tiled walls and tiled flooring throughout, double glazed obscure glass window to side aspect, panel bath, pedestal wash hand basin, dual flush toilet.

Bedroom One 2.92m x 4.42m (9'7" x 14'6")

Double glazed window to rear aspect, single panel radiator, fitted storage above.

Bedroom Two 3.41m x 2.65m (11'2" x 8'8")

Double panel radiator, double glazed window, door with double glazed window to rear aspect.

Garden and grounds

Paved and lawned rear garden, and closed and accessible ramp to rear entrance. Front lawn with driveway.

Garage 5.9m x 2.8m (19'5" x 9'2")

Brick flooring throughout, electric and power within.

Disclaimer

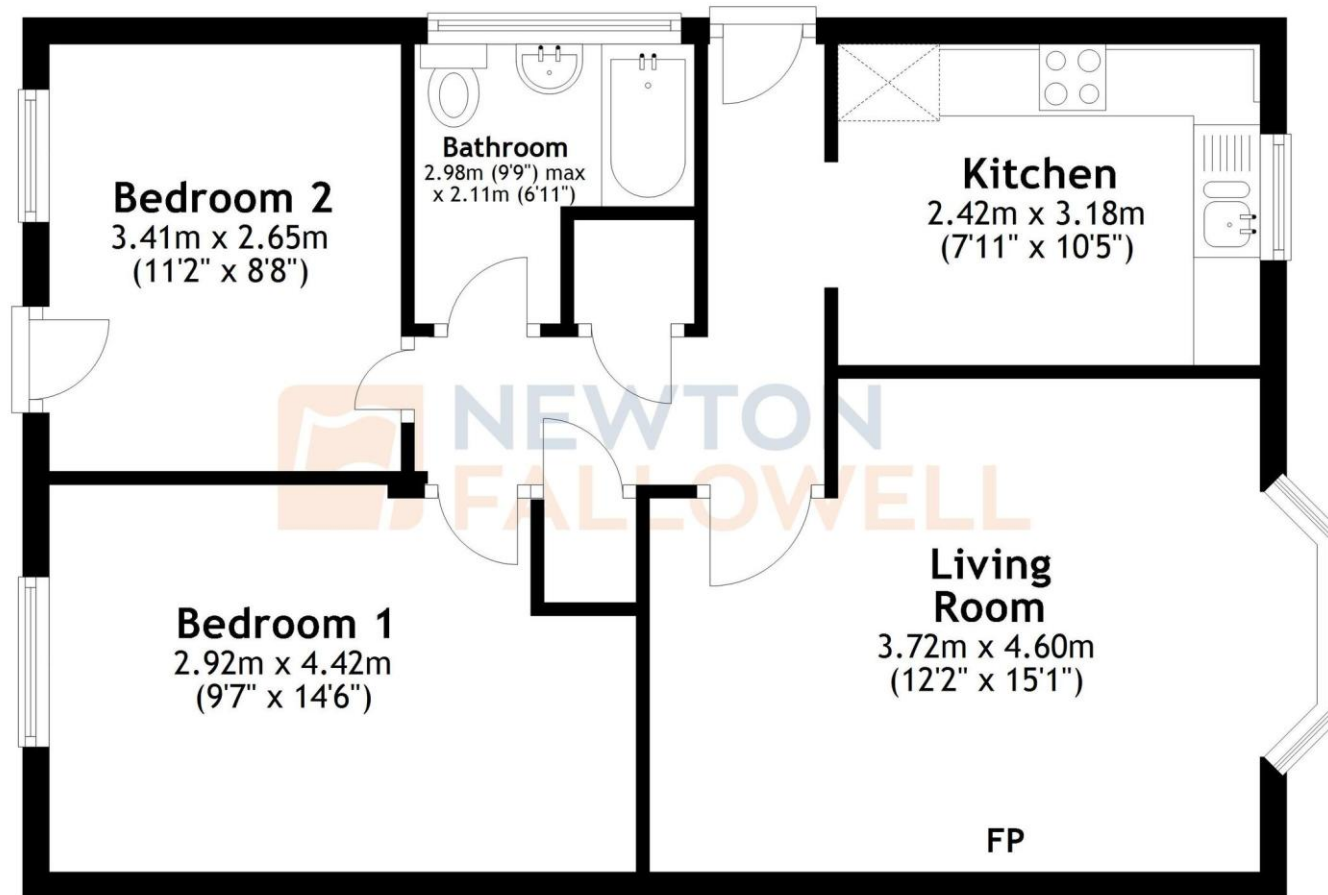
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. Any site measurements given are subject to site survey.

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.



Ground Floor



Total area: approx. 59.5 sq. metres (640.4 sq. feet)

