



24 Chestnut Way, Tuxford, NG22
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£325,000



This well-presented property features a spacious lounge that flows into a dining area, perfect for entertaining. The dining area boasts French doors that open to a private rear garden, complete with a patio, pergola, and summer house. The kitchen is equipped with modern amenities, including a Butler-style sink and Cuisine Master oven, and also offers access to a practical utility room. With four well-proportioned bedrooms, including a master with an ensuite, this home provides comfortable and versatile living. Additionally, the property includes a generous living space/garage, offering further flexibility.





Entrance Hallway

Terracotta tiling flooring, single panel radiator, stairs leading to the first floor, under stairs cupboard, door leading to downstairs WC.

Lounge and Dining area 9.75m x 3.78m (32'0" x 12'5")

Lounge

Double glazed window to the front aspect, single panel radiator, TV point, fireplace with surround, carpet throughout, opening leading to the dining room.

Dining area

Wooden flooring throughout, single panel radiator, French doors leading to a patio area in the garden.

Downstairs WC

Double glazed obscure glass window to the front aspect, single panel radiator, single flush wc, wall-mounted wash hand basin, wooden flooring throughout.

Kitchen 4.12m x 2.88m (13'6" x 9'5")

Double glazed window to the rear aspect, floor and wall-mounted cupboards with wooden worktops, Butler-style sink with drainer and mixer tap, space and plumbing for a dishwasher, 'Cuisine Master' oven with a five-ring electric hob and double oven and extractor hood, space for a freestanding fridge freezer, tiled flooring throughout, door leading to the utility room.

Utility 3.06m x 2.93m (10'0" x 9'7")

Tiled flooring continued from the kitchen, Grant boiler, floor and wall cupboards, bowl and a half stainless steel sink with mixer tap and drainer, space for a freestanding fridge under the counter, space and plumbing for a washing machine, space for a freestanding dryer, single panel radiator.

Boot Room 2.14m x 2.56m (7'0" x 8'5")

Carpeted throughout, double glazed window to the left aspect, single panel radiator.

Former garage, currently used as Office/Family room 4.83m x 2.41m (15'10" x 7'11")

Double glazed window to front aspect, wooden floor and double panelled radiator.

Landing

Double glazed window to the left aspect, stairs leading to the first floor, carpeted throughout, cupboard (airing cupboard) with a water storage tank inside.

Bedroom One 3.24m x 3.87m (10'7" x 12'8")

Single panel radiator, double window to the front aspect, floor-to-ceiling height fitted storage, wooden flooring throughout, and a door leading to the ensuite.

Ensuite 1.18m x 2.99m (3'11" x 9'10")

Wooden flooring throughout, floor-to-ceiling tiling, quadrant shower cubicle with wall-mounted shower and controls, wall-mounted heated towel rail, concealed flush toilet,







double glazed glass window to the right aspect, wash hand basin on a pedestal.

Bedroom Two 2.74m x 3.87m (9'0" x 12'8")

Double glazed window to the rear aspect, single panel radiator, carpeted throughout.

Bedroom three 3.45m x 2.25m (11'4" x 7'5")

Double glazed window to the rear aspect, single panel radiator.

Bedroom four 2.87m x 2.24m (9'5" x 7'4")

Double glazed window to the front aspect, single panel radiator, and storage cupboard above the stairs.

Bathroom 1.88m x 2.99m (6'2" x 9'10")

Double glazed obscure window to the right aspect, wall-mounted heated towel rail, concealed flush toilet, wash hand basin on a counter with mixer tap, panel bath with wall-mounted shower unit above, wooden flooring throughout.

Front garden

Lawn with a driveway with space for four cars and a front door with obscure double glazed glass.

Rear garden

Patio area for entertaining with a pergola, beautifully laid lawn with maintained borders, decking, and a summer house to the rear, steps from decking to further area with 6x8 timber garden shed and 4 x 6 greenhouse and



additional mature borders and trees. Private and enclosed.

Solar Panels

Leased solar panels.

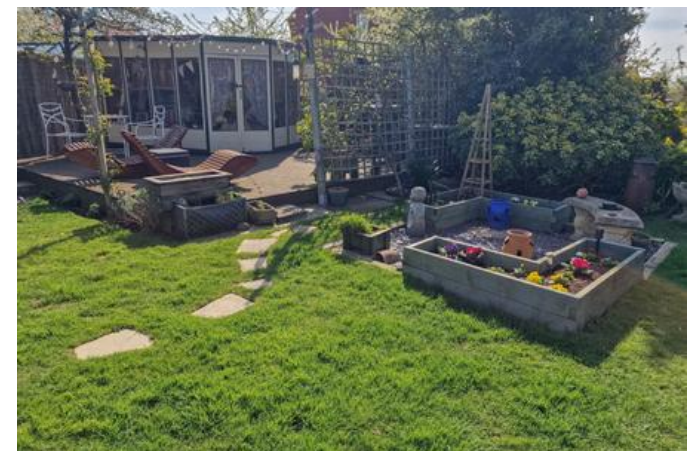
Disclaimer

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

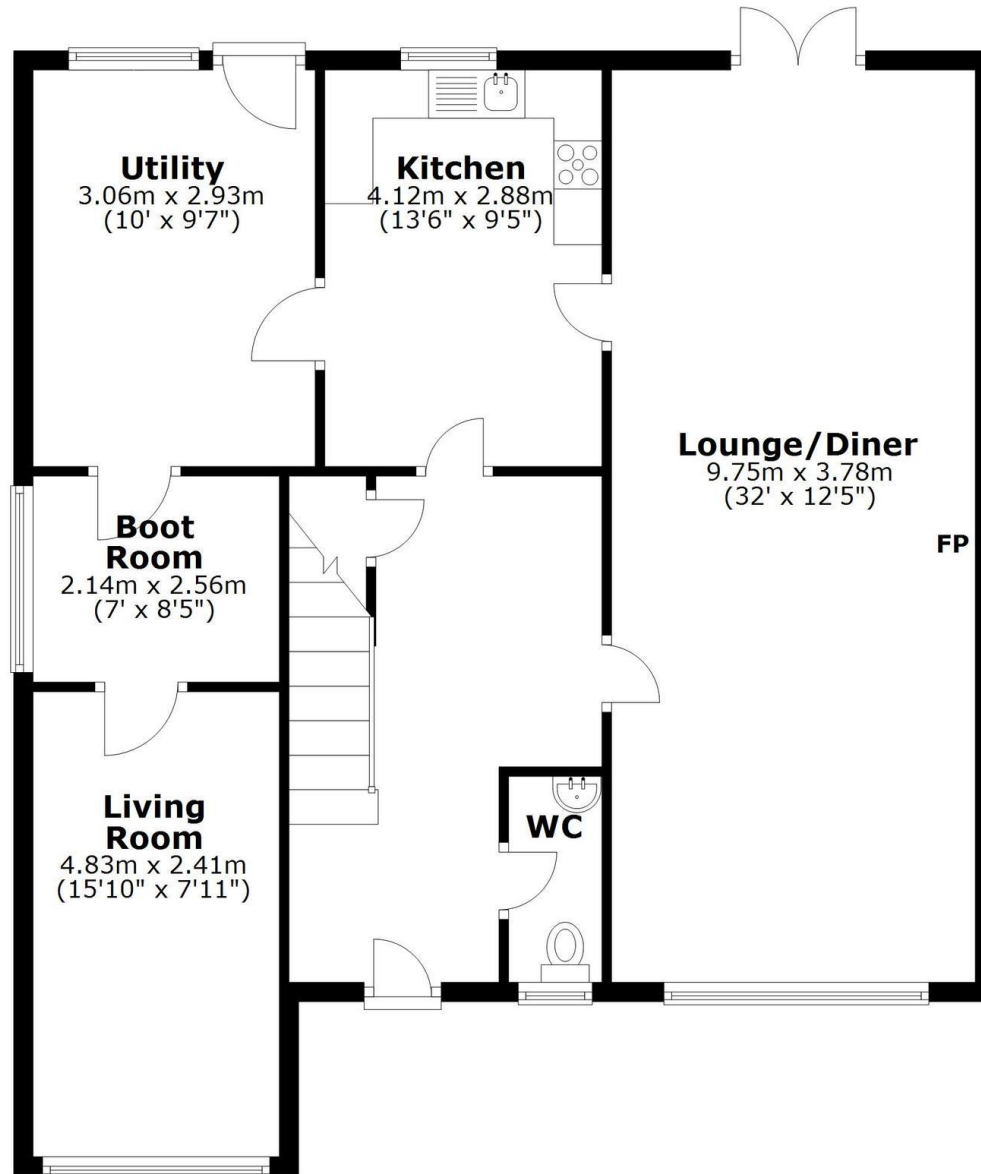
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





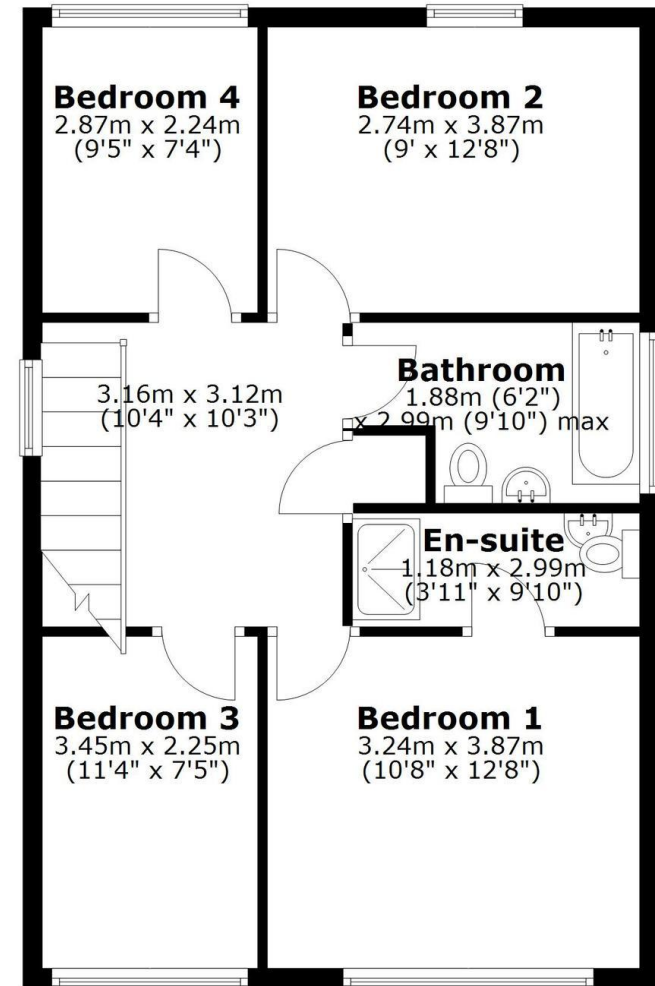
Ground Floor

Approx. 99.5 sq. metres (1070.9 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



Total area: approx. 158.5 sq. metres (1705.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		