



142 Lincoln Road, Tuxford, NG22
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£220,000

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This well-presented semi-detached house offers comfortable and modern living across two floors. Featuring two generously proportioned bedrooms, the property is ideal for those seeking a home with both character and practicality. The spacious lounge provides a welcoming environment, perfect for relaxation or hosting guests, while the adjacent kitchen diner offers ample space for dining and culinary activities. A dedicated garden room extends the living space, providing versatility for a variety of uses throughout the seasons.





The interior is complemented by a contemporary bathroom suite and air source heat pump heating, supporting efficient energy use throughout the year. Externally, the property boasts a large private garden, offering outdoor space for gardening, recreation, or entertaining. The substantial driveway provides parking for multiple vehicles, a notable convenience for residents and visitors alike.

This freehold property had recently been granted planning permission but it had expired in early 2025.

Local area

Situated in the semi-rural setting of Tuxford, Nottinghamshire, the location provides a peaceful residential environment. The area is well-regarded for its balance of countryside character with accessibility to local amenities, road links, and community services.

Entrance Hallway

Includes stairs to first floor and front facing double glazed door.

Lounge

3.73m x 3.71m (12'2" x 12'2")

A cosy living space featuring wooden flooring throughout, a double panel radiator, and a double-glazed window to the front aspect. The room includes a TV point and a focal point fireplace with a surround housing a log burner.

Kitchen

4.73m x 2.49m (15'6" x 8'2")

Fitted with floor and wall-mounted cupboards, a sink with a mixer tap and drainer, and an

integrated oven with a four-ring induction hob and extractor hood. There is space for a freestanding fridge freezer, space and plumbing for a freestanding washing machine, and space and plumbing for a narrow dishwasher. The room features a double panel radiator and a double-glazed window to the right aspect.

Garden Room

4.72m x 3.4m (15'6" x 11'2")

A versatile space featuring wood-effect flooring, a double radiator, and double-glazed windows to the rear aspect. A UPVC door with double-glazed glass leads to the garden. The utility area includes floor and wall-mounted cupboards with space for a freestanding tumble dryer.

First Floor Landing

Double-glazed window to the side aspect and a double panel radiator.

Bedroom One

4.75m x 3.07m (15'7" x 10'1")

Spacious primary bedroom with two double-glazed windows to the front aspect, a double panel radiator, additional integrated storage cupboard and carpeted flooring throughout.

Bedroom Two

3.23m x 2.74m (10'7" x 9'0")

Includes a double-glazed window to the rear aspect, single panel radiator, wooden flooring, and a storage cupboard housing the Air Source Heat Pump water tank. Access to the loft is provided here.

Bathroom



Features an obscure glass double-glazed window to the side aspect and a wall-mounted heated towel rail. The suite comprises a dual flush WC, a wash hand basin set on a vanity unit, and a ceiling-height tiled shower cubicle with an electric shower and wall-mounted showerhead.

Gardens and Grounds

Front: A large driveway provides off-road parking for two to three cars. Steps lead down to the front garden, which is lawned and privately enclosed with hedging and fencing. A path leads to the end of the garden. Rear: An easily maintained garden featuring shingle and raised borders. It is private and enclosed, with a path leading to the side entrance. There is also a store for garden furniture and tools. Garage: Detached garage. Heating: The property is heated by an Air Source Heat Pump.

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.

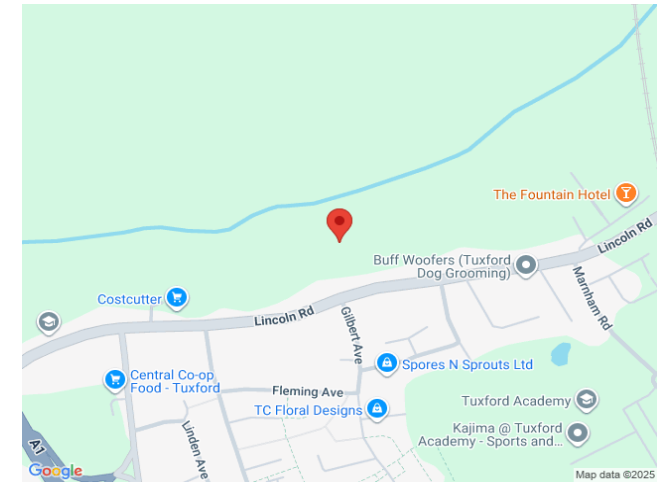
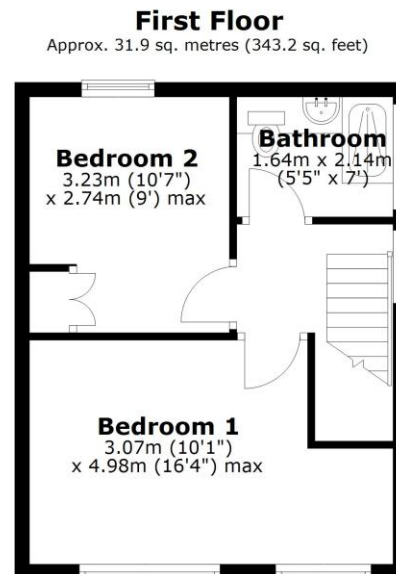
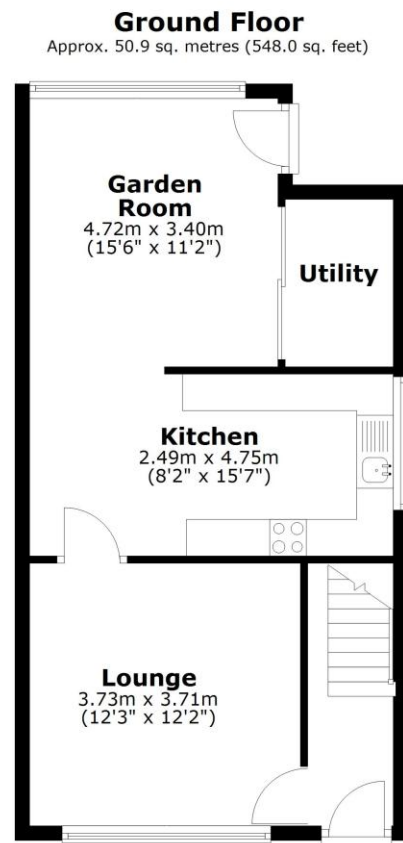
Services

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.





Floorplan



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