









# welcome to

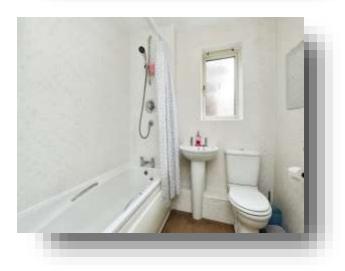
# **Burleigh Court, Tuxford Newark**

This is a WELL APPOINTED three DOUBLE BEDROOM modern townhouse arranged over three levels. Positioned on a popular cul de sac in the heart of the exceptionally well served and popular village of Tuxford.













#### **Entrance Hall**

Neutral decor and central heating radiator.

#### Cloakroom

Fitted with a wc, wash hand basin and double glazed window.

### Lounge

16' 10" x 13' max ( 5.13m x 3.96m max ) Feature fire surround with an electric fire inset, central heating radiator and a double glazed window and door.

#### Kitchen

12' x 6' 2" ( 3.66m x 1.88m )

Fitted with a range of wall and base units, complementary work surfaces and 1 1/2 sink and drainer unit. Integrated electric oven and integrated hob with an extractor above. Space for appliances including washing machine, fridge freezer and dish washer. Central heating radiator, complementary flooring and double glazed window.

## First Floor Landing

Staircase leading to the landing with a cupboard housing the boiler and central heating radiator.

#### **Bedroom Two**

12' 11"  $\max x$  9' 7" ( 3.94m  $\max x$  2.92m ) Neutral decor, central heating radiator and triple glazed window.

#### **Bedroom Three**

12' 10" max x 7' 7" max ( 3.91m max x 2.31m max ) Neutral decor, central heating radiator and double glazed window.

#### **Bathroom**

Fitted with wc, wash hand basin and bath with shower above. Heated towel rail and double glazed window.

### Second Floor Landing

Staircase leading to the second floor landing.

#### **Master Bedroom**

21' 4" max inc en suite x 9' 5" to wardrobe front ( 6.50m max inc en suite x 2.87m to wardrobe front )
Three central heating radiators, double glazed window and a dressing area with fitted wardrobes.

#### **EnSuite**

Fitted with wc, wash hand basin and shower cubicle. Neutral decor and central heating radiator.

#### Exterior

To the front of the property is tarmac drive. To the rear is an easy maintenance pebbled and paved garden, enclosed by fence and gated.





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# **Burleigh Court, Tuxford Newark**

- Well appointed three double bedroom modern townhouse arranged over three levels
- Ground floor cloakroom, first floor family bathroom
- Impressive master suite with ensuite shower room and dressing area with fitted wardrobes
- Easy maintenance enclosed rear gardens
- Nearby local amenities

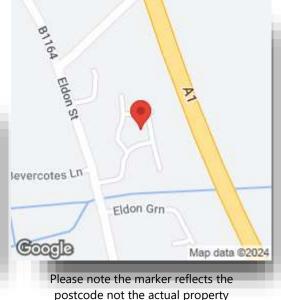
Tenure: Freehold EPC Rating: E

# £190,000









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