





**Lincoln Road, Tuxford NEWARK NG22 0HP** 

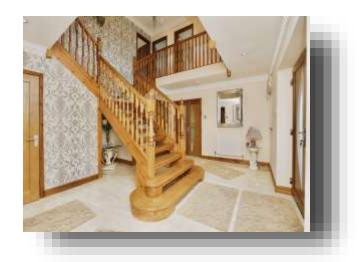


# welcome to

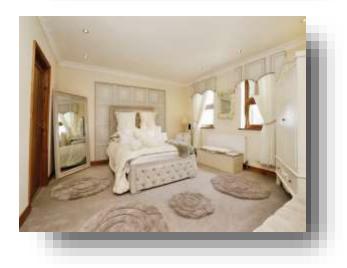
# **Lincoln Road, Tuxford NEWARK**

This is a COMMANDING five bedroom detached residence offered with SUBSTANTIAL INTERNAL ACCOMMODATION. Positioned in the well served and MUCH REGARDED village of Tuxford.













**Entrance Lobby** 

Double doors with stone pillars lead to the commanding entrance lobby with tiled flooring, spotlights, understairs storage and a central heating radiator. A grand oak staircase leads to the first floor.

#### Cloakroom

Fitted with a wash hand basin, w.c. and tiled flooring.

## Lounge

21' 4" x 8' 11" ( 6.50m x 2.72m )

Double glazed windows to the front and rear elevation, stone fire surround, spotlights and decorative coving.

# **Dining Room**

17' x 12' 11" ( 5.18m x 3.94m )

A further substantial reception room with double glazed windows and french doors to the rear elevation and a central heating radiator.

## **Living Kitchen**

20' 9" x 13' 11" ( 6.32m x 4.24m )

Fitted with a comprehensive range of bespoke wall and base units with a sink and drainer and granite worksurfaces and a central island unit each with further storage, wine racks and granite tops. Niche for a range cooker with a tiled splashback, space for a washing machine, dryer, fridge and freezer. Spotlights and decortaive coving, double glazed windows and doors to the front and rear elevation and a door to the side elevation.

### **First Floor**

# **Galleried Landing**

An oak staircase leads to the galleried landing with decorative coving, spotlights to the ceiling, central heating radiator and two double glazed windows to the front elevation.

#### **Master Bedroom**

13' 11" x 13' 6" ( 4.24m x 4.11m )

Two double glazed windows to the rear elevation, central heating radiator, decorative coving to the ceiling and spotlights.

#### **Ensuite**

Fitted with a spa shower cubicle, wash hand basin and a w.c. Double glazed window and a central heating radiator.

#### **Bedroom Two**

13' 8" x 13' 4" ( 4.17m x 4.06m )

Two double glazed windows to the rear elevation, decorative coving and spotlights. A door leads to the walk in wardrobe.

#### Walk In Wardrobe

Double glazed window to the front elevation.

#### **Bedroom Three**

12' 10" x 8' 8" ( 3.91m x 2.64m )

Double glazed window to the rear elevation, decorative coving and spotlights.

#### **Bedroom Four**

12' 1" x 8' (3.68m x 2.44m)

Double glazed window to the rear elevation, decorative coving and spotlights.

## **Bedroom Five**

8' 5" x 7' 5" ( 2.57m x 2.26m )

Double glazed window to the front elevation, decorative coving and spotlights.

### **Bathroom**

Fitted with a roll top bath, his and hers wash hand basins set into a vanity unit, bidet and a w.c. Fully tiled walls and flooring, heated towel rail, double glazed window to the front elevation, spotlights and an extractor fan.

#### Grounds

Positioned on a substantial pebbled and paved plot. Enclosed by fence.

### **Parking**

Pebbled parking area with parking for several vehicles leads to the triple garages.

#### Garages

Detached brick built triple garages with up and over doors.





# welcome to

# **Lincoln Road, Tuxford NEWARK**

- Commanding FIVE bedroom detached family home council tax banding F
- Substantial internal accommodation
- Finished to an exacting standard throughout
- Highly regarded village location
- Extensive parking and triple garage

Tenure: Freehold EPC Rating: B

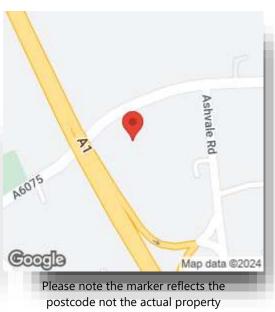
offers in the region of

£600,000





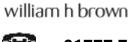




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Property Ref: RFD108595 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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