



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 decorative 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.



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welcome to

Lincoln Road, Tuxford NEWARK

- Commanding FIVE bedroom detached family home
- 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

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD108595 - 0007

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