



Lincoln Road, Tuxford NEWARK NG22 0HP

welcome to

Lincoln Road, Tuxford NEWARK

A charming 17th century detached cottage with an ABUNDANCE OF CHARACTER and PERIOD FEATURES throughout including beamed ceilings and fireplaces. Positioned on a substantial plot in the MUCH REGARDED VILLAGE of Tuxford with many amenities.



Entrance Hall Dining Room

14' 6" x 11' 5" (4.42m x 3.48m)

The main focal point is a commanding wick fireplace with a stone hearth, double glazed window, central heating radiator and beamed ceilings.

Sitting Room

16' 1" max x 14' 4" (4.90m max x 4.37m)

Multifuel stove set into an inglenook fireplace, beamed ceilings, two double glazed windows to the front and one to the rear, access to the wine cellar.

Kitchen

14' 10" x 14' (4.52m x 4.27m)

A farmhouse kitchen fitted with a comprehensive range of country style wall and base units with granite worksurfaces and an undermounted sink and drainer. Tiled enclave into the chimney breast for a 1200mm range cooker and space for a dishwasher. Two double glazed windows and a double glazed door. A door leads to the walk in pantry. Staircase tow leads to the first floor landing two and the 2nd bedroom,

Pantry

9' 5" x 4' 7" (2.87m x 1.40m)

A large walk in pantry with original cold slab and space for a fridge freezer.

Bathroom

Stairs lead to a bathroom with a freestanding Victorian bath, wash hand basin and a remote control Japanese toilet. Corner shower cubicle, tiled flooring, beamed ceiling, central heating radiator and a double glazed window.

First Floor

First Floor Landing

A staircase from the kitchen leads to the landing with doors to bedroom one and bedroom two.

Master Bedroom

14' 3" x 10' 4" (4.34m x 3.15m)

Built in wardrobes, beamed ceiling, double glazed window to the front elevation and a central heating radiator. Doors lead to the first floor inner hall, landing and ensuite.

Ensuite

Fitted with a shower cubicle, wash hand basin and w.c. Beamed ceiling, tiled walls and a double glazed window to the front elevation.

Bedroom Two

12' x 14' 4" (3.66m x 4.37m)

Pitch pine floor boards, beamed ceiling, pine fitted wardrobe, central heating radiator and a double glazed window to the front elevation.

Bedroom Four

16' 5" x 9' 10" mid point of sloping ceiling (5.00m x 3.00m mid point of sloping ceiling)

Pitch pine floor boards, beamed ceiling, pine fitted wardrobe, central heating radiator and a double glazed window to the front elevation.

Second Staircase

A further staircase leads from dining room to the first floor bedroom three.

Bedroom Three

14' 6" x 12' 1" to wardrobe front (4.42m x 3.68m to wardrobe front)

Built in wardrobes, double glazed window to the front elevation and a central heating radiator. A further door leads to the first floor inner hall and onto bedroom one.

External Utility

With power and light, space for a washing machine, dryer and a chest freezer. power and light.

External W.C.

Fitted with a w.c.

Driveway And Parking

Double gates lead to the driveway to the front of the property and provide parking for several vehicles end to end. The driveway leads to the garage.

Garage

A larger than average garage with double doors, power, lights and ladder access to the upper level.

Gardens

Positioned on a generous landscaped corner plot with lawn, pebbled and covered paved areas, cascading water feature, wildlife pond, a variety of plants and shrubs and apple and fig trees. The grounds are enclosed by fence, hedge and wall.

Garden Store

Brick Built Outbuilding

9' 7" x 9' (2.92m x 2.74m)



check out more properties at williamhbrown.co.uk



welcome to

Lincoln Road, Tuxford NEWARK

- This is a substantial Four double bedroom detached cottage
- Dating from 17th century
- Many original period features including beamed ceilings and fireplaces
- Positioned on a generous corner plot
- Gated double driveway, garage and outbuildings

Tenure: Freehold EPC Rating: Awaited

£375,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
RFD109963 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk