



**73 Lincoln Road, Tuxford, Newark, NG22  
OJQ**

**£150,000**  
Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

A very well presented and refurbished period three bedroom mid-terrace house being offered for sale with a separate allotment garden plot at the rear. There are uPVC double glazed windows and the central heating is fired by solid fuel.

The living accommodation can be described as follows, lounge, separate dining room, kitchen with new fitted units complimented by good quality wall tiling. Ground floor bathroom with a white suite. On the first floor there are two double bedrooms, with the rear bedroom having lovely open views of the surrounding countryside. On the second floor is bedroom three which is also a double bedroom.

Outside there is an enclosed forecourt to the front with a pleasant enclosed garden and yard area at the rear. Additionally, there is a separate allotment garden plot to the rear of the terrace. The property has been redecorated and new carpets and floor coverings have also been fitted.

Ideal for a couple or family seeking a sympathetically modernised period home with character which is situated close to a range of local amenities. Viewing is highly recommended.

Tuxford is a large village located 12 miles north of Newark and easily accessed by the A1 dual carriageway. Amenities in the village include a primary school, the Tuxford Academy Secondary School which is rated outstanding by Ofsted, a doctors surgery, local shops include convenience stores, a Co-op store with a new one currently under construction on the fringes of the village. There are takeaways including a fish and chip shop, a newsagent, cafe and 3 pubs. Public footpaths and country lanes gives easy access to the surrounding countryside which is ideal for walking and cycling. Nearby are country parks including Rufford, Clumber, Sherwood Pines and the Sherwood Forest Visitors Centre which is now managed by the RSPB.

This mid-terraced house is constructed of brick elevations under a slate roof covering, the windows are uPVC double glazed and there is a solid fuel central heating system.

The living accommodation can be described in further detail as follows:

## GROUND FLOOR

### LOUNGE

11'11 x 11'11 (3.63m x 3.63m)



UPVC double glazed window to the front, radiator, front entrance door.

### LOBBY

With cupboard below stairs.

## DINING ROOM

11'10 x 11'11 (3.61m x 3.63m)



With radiator, multi-fuel stove having a central heating back boiler, uPVC double glazed window to the rear elevation, door giving access to the staircase.

## KITCHEN

10'3 x 5'7 (3.12m x 1.70m)



Re-fitted with a range of attractive gloss finished kitchen units. Additionally, the walls have been re-tiled with contemporary metro style tiling. The Howdens kitchen units have a gloss white finish and comprise, base cupboards and drawers, grey laminated working surfaces

above with Lamona stainless steel sink and drainer. There is a fitted washing machine, electric ceramic hob with glass splash back, extractor over, electric oven and wall mounted cupboards. UPVC double glazed window and door to the side elevation.



### BATHROOM

5'7 x 8'1 (1.70m x 2.46m)



White suite, comprising panelled bath with tiled surround, mixed tap and shower over, low suite WC, pedestal wash hand basin and chrome towel radiator. The floor and walls have been re-tiled fully in attractive gloss finish tiling. Xpelair extractor, uPVC double glazed window to the side, loft access hatch.

### FIRST FLOOR

#### LANDING

Stairs off.

#### BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)



UPVC double glazed window to the front, radiator.

#### BEDROOM TWO

11'11 x 10'8 (3.63m x 3.25m)



UPVC double glazed window to the rear elevation, open views of the surrounding countryside, airing cupboard with hot water cylinder and slatted shelving, radiator.

### SECOND FLOOR

From the landing a staircase gives access to a second floor bedroom.

#### BEDROOM THREE

11'10 x 11'10 (3.61m x 3.61m)



This attic room has a door to the roof storage with walk-in loft space which has a boarded floor, roof light.

### OUTSIDE



To the front there is a rendered brick wall with wrought iron hand gate, including a paved forecourt, and concrete path leading to the front door.

To the rear of the house there is a concrete yard and path leading along the rear extent, enclosed good sized lawn area.

Brick built outbuilding with wooden door, the outbuilding with number 73 is directly opposite the end of the garden path to the rear of the garden boundary.

Additionally, there is an area of allotment land located with a group of allotment plots in a parcel of land located to the rear of this row of terraces. A plan is included for identification purposes.



### **SERVICES**

Mains water, electricity, and drainage are all connected to the property. Solid fuel central heating.

### **TENURE**

The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the selling agents.

### **COUNCIL TAX**

Band A with Bassetlaw District Council.

**Ground Floor**

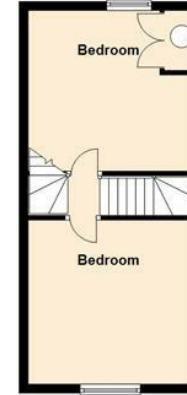
Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 84.7 sq. metres (912.0 sq. feet)

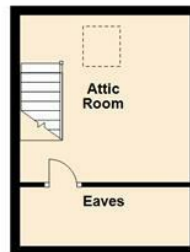
**First Floor**

Approx. 30.6 sq. metres (329.8 sq. feet)

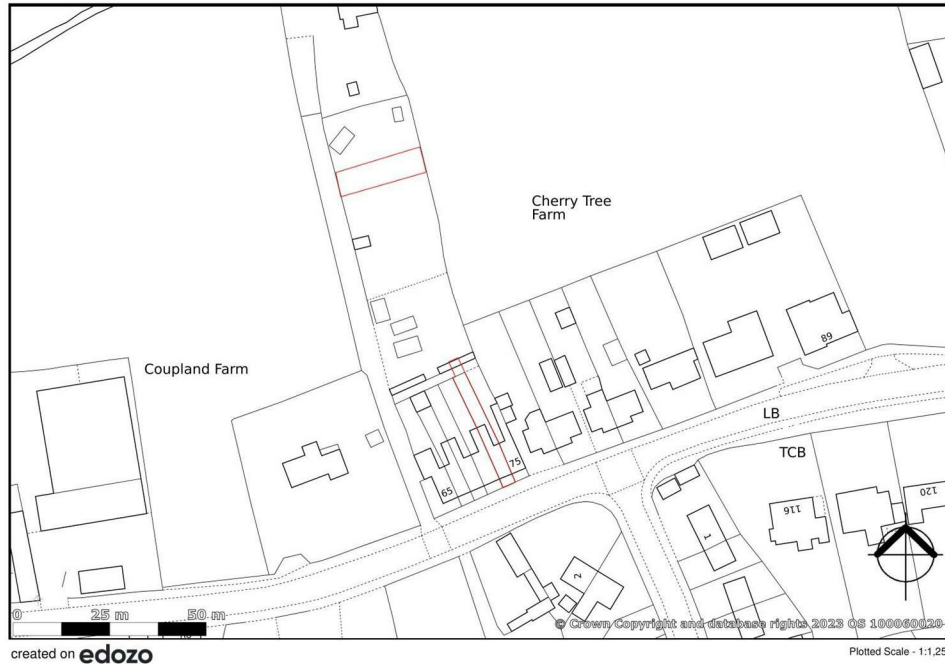


**Second Floor**

Approx. 13.2 sq. metres (141.9 sq. feet)



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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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