



Cleveland Hill, Cleveland House Farm,
Tuxford, NG22 0PL



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£1,850 PCM



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Newton Fallowell is delighted to offer this beautiful 4-bedroom, detached house in a rural location.

Holding deposit £426

Deposit £2,134

EPC rating 'D'

Council tax band 'G'





A substantial and beautifully presented four-bedroom farmhouse offering spacious and versatile living.

Ground Floor: This home features a welcoming entrance hallway leading to a spacious lounge with french doors and a fireplace with a multi-fuel burner. The large kitchen is well-equipped with an island and integrated appliances, including a double oven, hob, and dishwasher. There is also a separate rear reception room, a practical downstairs WC, and a spacious basement for storage.

First Floor: The landing features exposed beams and skylights. There are four bedrooms in total, with two benefiting from their own en-suite bathrooms. One bedroom also includes a walk-in wardrobe. A separate main bathroom serves the remaining bedrooms.

Outside: A patio area leads to the front door, with an enclosed lawned garden and outbuildings suitable for storage or a car.

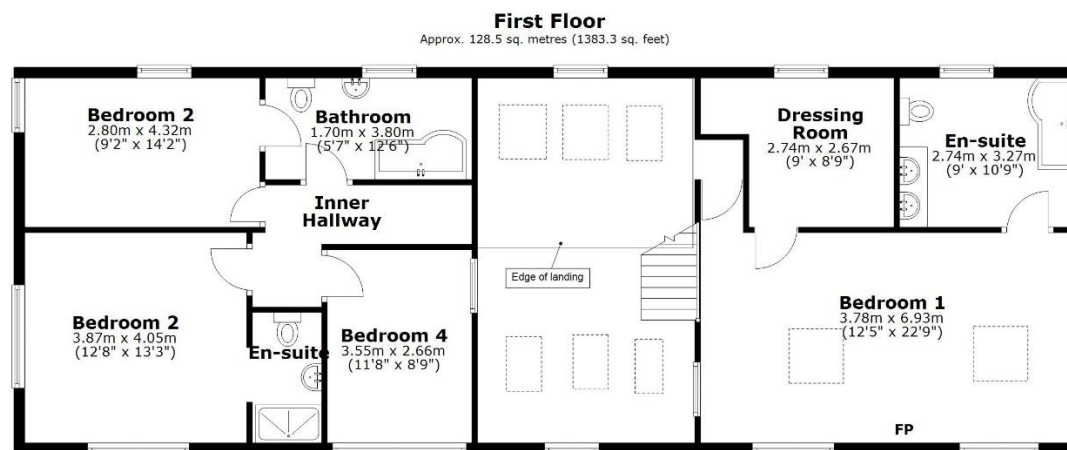
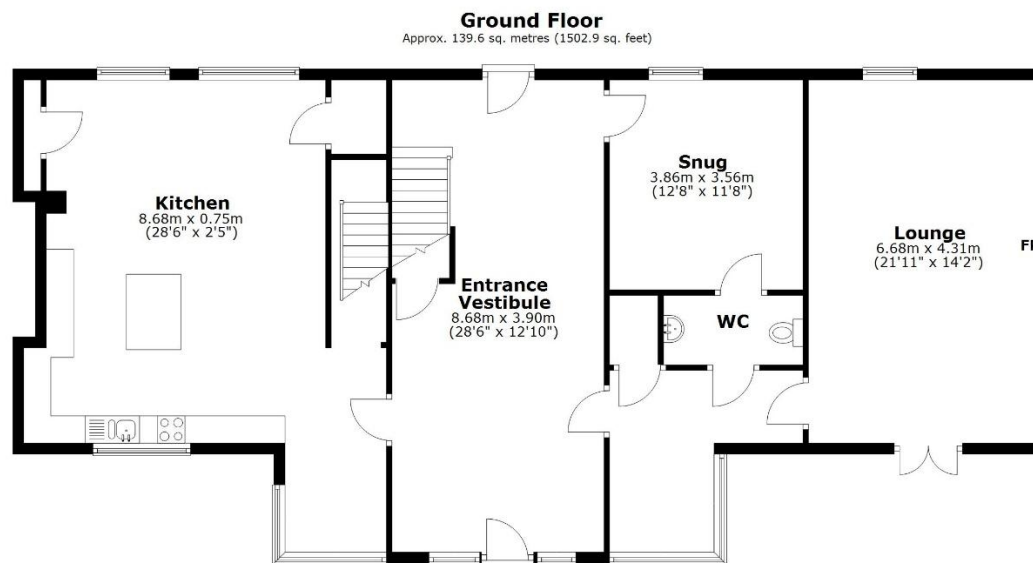
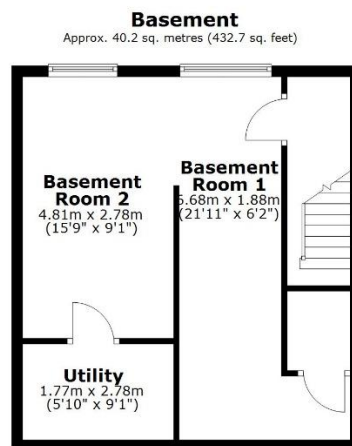


Outbuildings: The property includes extensive outbuildings. The front outbuilding measures 5m x 10m, and there are additional outbuildings to the rear, which are divided into four separate sections, one of which includes a sink area.

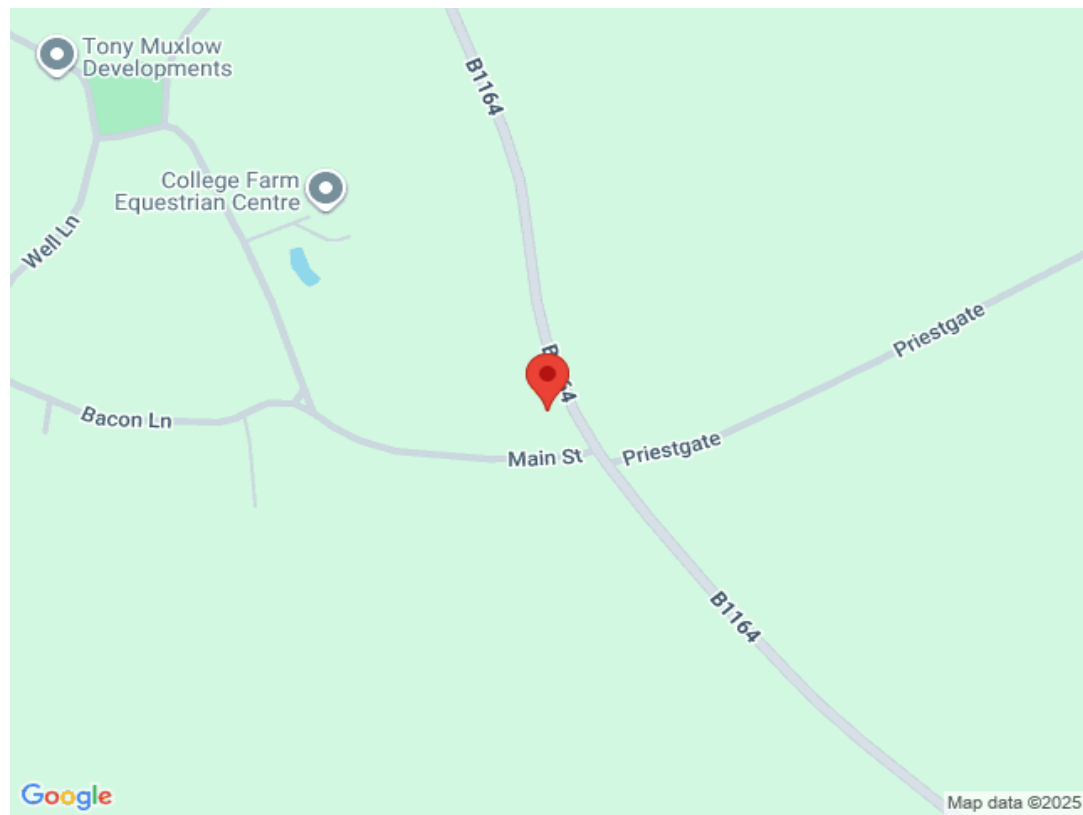








Total area: approx. 308.3 sq. metres (3319.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		