CLARK ESTATES



Lexington Gardens

Tuxford, Newark, NG22 0LX

£200,000

3 1 2 E

NO UPWARD CHAIN - Located in the charming area of Lexington Gardens, Tuxford, Newark, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the house boasts parking space for two / three vehicles, a valuable asset in today's busy world.

Surrounded by the picturesque scenery of Tuxford, residents will appreciate the tranquil environment while still being within easy reach of local amenities and transport links. This home is perfect for those seeking a blend of comfort and practicality in a welcoming community. Don't miss the chance to make this lovely property your own.







Description
NO UPWARD CHAIN - A well maintained semi detached three bedroom property in the poplar area of Lexington Gardens. The property briefly consists of a two reception rooms, kitchen and bathroom to the ground floor. To the first floor there are three double bedrooms. To the outside there is an open plan front garden, driveway with carport for several cars and an enclosed rear garden.

Entrance Hall
The property is entered through the side door into the carpeted hallway with a storage cupboard housing the oil central heating boiler and meters, access to all ground floor rooms and stairs leading to the first floor.

Lounge 18'11" x 11'0" (5.79m x 3.37m)
The lounge is front facing with a large upvc window allowing the natural light to flood within making it a bright airy room, with a centre feature of a fire with tiled hearth, stone fire place with wooden mantle as secondary heating, carpet, centre ceiling light and understairs cupboard.

2nd Reception Room 12'8" x 10'9" (3.88m x 3.28m)
The second reception room is of a generous size with carpet, radiator and French doors leading out into the rear enclosed garden.

Kitchen 12'5" x 8'0" (3.80m x 2.45m)
The kitchen is of galley style with wall and base units to either side, stainless steel sink, electric free standing oven and hob, tiled splash back, space for a washing machine and breakfast table. Dual aspect windows over looking the front and side.

Stairs & Landing
With carpet and wooden balustrade across the landing leading to the bedrooms.

Bedroom One 11'1" x 10'10" (3.38m x 3.32m)
A double bedroom front facing with the airing cupboard housing the hot water tank, carpet and radiator.

Bedroom Two 14'1" x 8'0" (4.30m x 2.46m)
A double bedroom front facing with carpet and radiator, access to the eaves and a double built in storage cupoboard.

Bedroom Three 14'1" x 7'6" (4.30m x 2.29m)
A rear facing double bedroom over looking the garden with carpet and radiator.

Bathroom 6'11" x 6'4" (2.12m x 1.94m)
The bathroom consists of a white three piece suite; bath with an electric shower over, hand basin and wc, part tiled walls, tiled floor and an obscure rear facing window with blind.

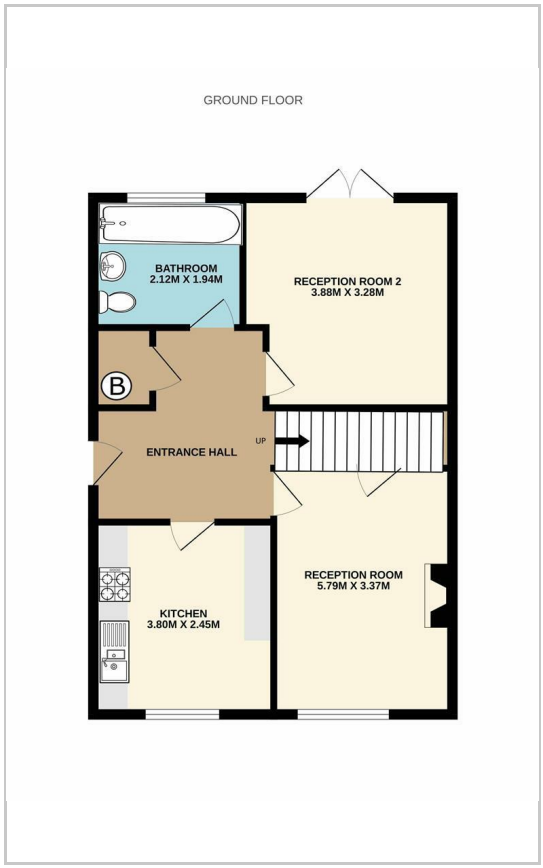
Outside
To the front of the property there is a well maintained front garden, driveway with carport to the side for several vehicles, gated access into the rear enclosed garden which is mainly laid to lawn with small shrubs.

Disclaimer
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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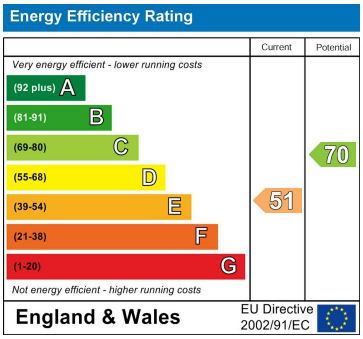
Area Map



Floor Plans



Energy Efficiency Graph



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14-16 Eldon Street, Tuxford, NG22 0LH
Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk