CLARK ESTATES

Landa Grove

Tuxford, Newark, NG22 0JG

Offers over £190,000

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NO UPWARD CHAIN - Nestled in the charming area of Landa Grove, Tuxford, Newark, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals.

Landa Grove is situated in a friendly neighbourhood, offering a sense of community while still being close to local amenities and transport links and within a 30 second walk of Tuxford Academy. Whether you are looking to enjoy the tranquillity of suburban life or seeking a base from which to explore the wider Newark area, this property presents an excellent opportunity.

In summary, this semi-detached house in Tuxford is a wonderful choice for those looking for a comfortable and practical living space. With its two bedrooms, inviting reception room, and convenient parking, it is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely house your new home.

Description
NO UPWARD CHAIN - This delightful two double bedroom property is newly renovated and upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features; lounge, kitchen / diner, garden room, ground floor toilet and two double bedrooms and a family bathroom. Benefiting from off road parking, a garage and enclosed rear garden.

The location of this property is ideal for small families with children attending the local schools which are all within walking distance.

Hallway
Entering the property through the front upvc door into the hallway with stairs leading to the first floor and access into the lounge.

Lounge 12'6" (into recess) 11'4" x 10'10" (3.83m (into recess) 3.47m x 3.31m)
The lounge is a bright front facing room with a bay window allowing the natural light to floor within, carpet, fire place, wall lights, carpet, radiator with TRv and access leading into the kitchen / diner.

Kitchen / Diner 15'8" x 7'4" (4.79m x 2.25m)
A cream country style kitchen open plan into the dining area with complimentary butcher block effect work top, tiled splash back, stainless steel sink looking out the side window, electric fan assisted oven and four ring induction hob with chrome chimney style extractor above. The is an understairs storage pantry with shelving and the original cold slab. Radiator, vinyl flooring and window looking into the garden room.

Garden Room 11'1" x 6'10" (3.40m x 2.10m)
Leading from the kitchen / diner through the wooden stable door stepping down into the garden room with worktop and plumbing for a washing machine, vinyl flooring, radiator and access to the ground floor wc and access into the rear garden.

Ground Floor WC 6'0" x 4'2" (1.83m x 1.29m)
Every family home needs a ground floor wc with double storage cupboard, wc, vinyl flooring and the central heating boiler is wall mounted.

Stairs & Landing
Leading to the first floor up the carpet stairwell onto the first floor landing with a side facing upvc window and access to the loft.

Bedroom One 12'6" x 10'11" (3.83m x 3.34m)
A front facing double bedroom with carpet and radiator and built in storage cupboard over the stairs.

Bedroom Two 10'11" x 8'0" (3.34m x 2.46m)
A double bedroom rear facing with carpet and radiator and cupboards housing the hot water tank.

Bathroom 7'6" x 7'4" (2.30m x 2.25m)
The bathroom comprises of a white three piece suite; curved bath with an electric shower over, part tiled decorative wall, hand basin and wc, chrome ladder rail and obscure window rear facing.

Outside
To the front there is off road parking on the driveway for one vehicle and additional on street parking available. Garage and side gate leading into the enclosed rear garden with artificial grass, trees and boarders. Oil tank is located in the rear garden. To the front there is a perimeter wall with railings, small lawn and shrubs.

Additional Information
The property has been painted throughout along with new carpets. EICR certificate available for the electrics.

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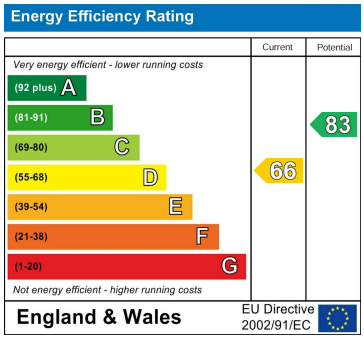
Area Map

Floor Plans

Energy Efficiency Graph



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