



Ivy Cottage Great North Road, Tuxford
£370,000

Ivy Cottage Great North Road

Tuxford, Newark

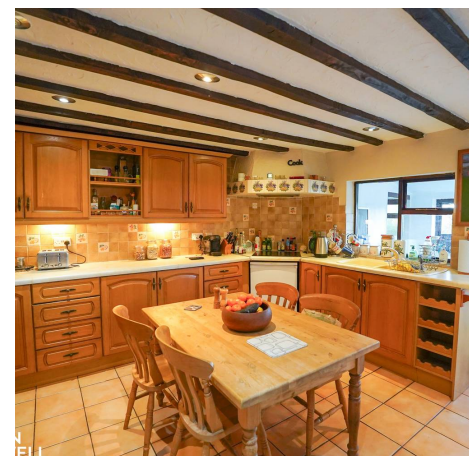
Situated in Tuxford, with excellent transport links, Local Shops and GP Surgery Freehold cottage - three bedrooms, a bathroom and downstairs shower room, kitchen with utility, private garden, driveway
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- RURAL LOCATION WITH 1 ACRE OF LAND
- IDYLIC COUNTRYSIDE VIEWS
- PERIOD SEMI-DETACHED COTTAGE WITH VAST POTENTIAL
- THREE BEDROOMS
- GREAT COMMUTING LINKS
- BUILT CIRCA 1860
- SPACIOUS GARDEN AND LAND TO DEVELOP
- TENURE FREEHOLD
- EPC RATING 'E'





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Entrance Hallway

Front door with double glazed obscured glass window and single panel radiator.

Lounge

18' 11" x 11' 8" (5.76m x 3.56m)

Curved bay double glazed window to front aspect, double glazed window to side aspect, tv point, multi-fuel burner in fire place and surround, single panel radiator and understairs storage, feature glass window and exposed beam work.

Dining Room

18' 8" x 11' 6" (5.70m x 3.51m)

Fire place and surround, curved bay double glazed window to front aspect, two single panel radiators, exposed beam work.

Kitchen

12' 5" x 11' 5" (3.78m x 3.48m)

Single panel radiator, floor and wall mounted units, double electric fan assisted oven, electric four ring hob, sink with mixer tap and drainer and window leading to utility.

Sitting Room

12' 11" x 11' 8" (3.94m x 3.56m)

French doors with double glazed windows leading to the rear patio, single panel radiator carpeted throughout and exposed beam work.

Utility

Floor and wall mounted cabinets, double glazed window to the rear aspect, sink with mixer tap and drainer, plumbing and space for dishwasher, plumbing and space freestanding washing machine and space for tumble dryer, wooden door leading to the rear aspect and pantry with window leading to rear aspect.

Bedroom One

10' 8" x 9' 9" (3.26m x 2.98m)

Double panel radiator, double glazed window to front aspect, double glazed window to right aspect, dressing area with space for freestanding wardrobes and double glazed window to right aspect.

Ensuite

6' 6" x 5' 1" (1.98m x 1.55m)



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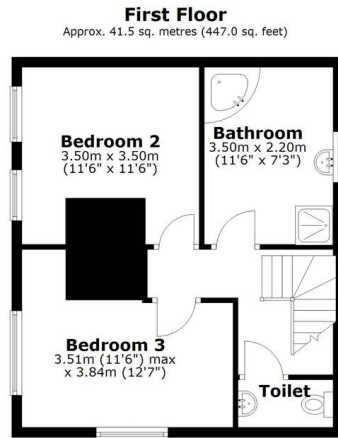
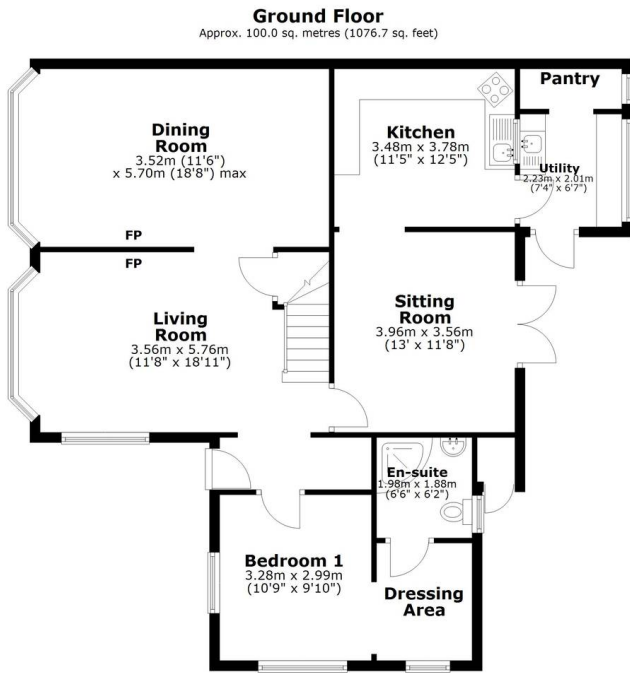
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Total area: approx. 141.6 sq. metres (1523.7 sq. feet)



Newton Fallowell Retford

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