



Newcastle Street

Tuxford, Tuxford, NG22 0LW

Offers over £220,000



Jubilee Cottages built in 1897 is a delightful semi-detached house on Newcastle Street which offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter the home, you are greeted by a warm and inviting atmosphere, enhanced by natural light that flows through the living spaces. The layout is thoughtfully designed, providing a functional flow between the living room and kitchen / diner, making it perfect for both relaxation and entertaining. The kitchen is equipped with essential amenities, allowing for easy meal preparation and family gatherings.

The two bedrooms are spacious and versatile, providing ample room for personalisation to suit your style. The property also benefits from a well-maintained garden, offering a lovely outdoor area for enjoying the fresh air, gardening, or simply unwinding after a long day.

This semi-detached house on Newcastle Street is not just a property, with its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in a delightful part of Newark. Do not miss the chance to make this charming house your new home.



Description

Jubilee Cottages built 1897 stands proud set back on Newcastle Street Tuxford. The extended property briefly comprises of a reception room, kitchen / diner, ground floor cloak room and coat cupboard leading to the first floor where there are two double bedrooms and a generous size bathroom. To the outside there is a large rear enclosed garden and to the front there is an open plan lawn with a driveway leading to the garage.

Located in Tuxford, you will find yourself in a friendly community with local shops, schools, and parks within easy reach. The area is well-connected, providing convenient access to nearby towns and cities, making it an excellent choice for those who commute or enjoy exploring the wider region. This property really is a gem hidden away !

Entrance 6'6" x 4'8" (2.00m x 1.44m)

The property can either be entered through the front upvc door into the hallway at the foot of the stairs or through the side upvc entrance into a tiled floor hallway with the coat cupboard and cloakroom leading off.

Ground Floor Cloak Room 4'3" x 3'0" (1.30m x 0.93m)

The cloak room has the continuation of the tiled floor off the side entrance hall with wc and wall mounted hand basin and radiator.

Coat Cupboard

Off the hallway there is a convenient storage cupboard housing the oil boiler and space allowing for coats and shoes upon returning home.

Diner 11'3" x 9'10" (3.45m x 3.00m)

Entering into the property into the dining room sits proud the original brick fire place with a solid wood encased mantle housing the wood burner, carpet flooring and centre ceiling light with open plan into the kitchen.

Kitchen 12'5" x 7'4" (3.81m x 2.25m)

The kitchen is an extension to the original build and consists of fitted cream country style kitchen with base and wall units with solid wood butchers block work surfaces, inset Belfast sink with hot and cold mixer tap and splash back tiling to the walls. Integrated fridge freezer, built in electric oven and grill, four ring ceramic hob with concealed extractor fan above. Space and plumbing for washing machine, ceramic tiled flooring, ceiling down lights, UPVC double glazed windows to the side and rear aspects and UPVC double glazed French doors leading in to the enclosed rear garden.

Reception Room 4.30m x 3.60m

The reception room is front facing and features a cast iron fireplace with raised tiled hearth, radiator, television ariel point, carpet and panelled door to the kitchen diner and the front entrance hall.

Stairs & Landing

The carpet stairs leads to the first floor with access to a well insulated loft, radiator, panelled doors to the two double bedrooms and the bathroom.

Bedroom One 3.28m x 3.66m

A double bedroom front facing with an upvc window, panelled featured wall, double built in wardrobe over the stairs, carpet and radiator.

Bedroom Two 3.99m x 2.26m

A double bedroom with a window to the rear aspect with stunning open countryside views, radiator, power and lighting and built in wardrobe.

Bathroom 3.00m x 2.36m

The bathroom is a larger than average room with a modern four piece suite comprising pedestal wash hand basin, WC, panelled bath and corner shower cubicle with an electric shower and glass shower curved corner enclosure, part ceramic tiling to the walls, high shine ceramic tiled flooring, radiator and UPVC double glazed obscured glass window to the rear aspect.

Outside

To the front of the property is a shared driveway giving access to the single detached garage. A pathway gives access to the front entrance door and there is a well maintained front garden which is open plan laid to lawn. To the side of the property is a secure timber gate, leading to the rear garden. To the rear of the property is a substantial garden with a paved patio seating area, laid lawns and stocked borders. The garden backs onto open countryside and is enclosed by hedging.

Garage

A single garage with an electric up and over door, power and lighting with a side upvc window.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

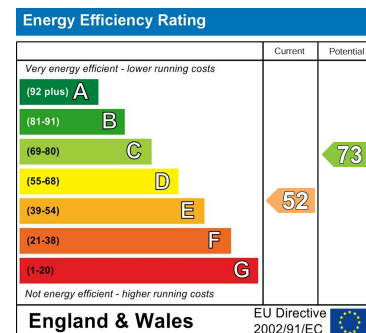
Area Map



Floor Plans



Energy Efficiency Graph



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.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk