



SOUTHdene, 4 LONG LANE, TUXFORD
£285,000

BROWN & CO

SOUTHDENE, 4 LONG LANE, TUXFORD, NEWARK, NG22 0LS

DESCRIPTION

A flowing and light filled detached bungalow delivering a wealth of fine features, nicely tucked away, yet within walking distance of central village amenities.

The layout is flexible with a variety of well proportioned rooms. Accommodation commences with a useful entrance porch opening to a reception hall off which there is a cloakroom with wc.

The main reception room is the lounge diner offering a front aspect, perfect for relaxation and dining. Leading off is a study which is perhaps also suitable for other uses, music, reading etc.

The breakfast kitchen commands an excellent view over the rear garden, allows informal dining and has a range of appealing fitments and appliances. To aid functionality there is a separate utility area lying to one side, this is fitted to complement the kitchen and has a rear door into the garden.

Three good bedrooms are provided, the main bedroom hosting a comprehensive range of furniture. The bathroom has been refitted in white, featuring bath plus a quadrant shower enclosure and coordinating areas of tiling in natural tones.

There is a good block paved driveway facilitating off road parking and the principal garden lies to the rear which is mature in nature.

The property is equipped with oil fired central heating.

LOCATION

The property is situated upon Long Lane lying just off Newcastle Street. This means it is nicely tucked away yet within walking distance of central village amenities.

Tuxford boasts a wide range of facilities including a variety of local shops, mini supermarkets, post office, public houses and doctor's surgery. In addition, it has both a primary Academy and secondary Academy which are highly regarded.

Another feature of this village is its connection into the area's transport network with convenient access to the A1 and both Retford and Newark have direct rail services into London Kings Cross (approx. 1 hr. 30 mins from Retford, less from Newark).

The area has a variety of leisure amenities and country parks to explore.

DIRECTIONS

What3words:///usage.claw.tulip

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM wc, corner wash basin.

LOUNGE DINER 23'4" x 13'0" to 9'10" (7.13m x 3.95m to 2.99m) bright, front aspect. Polished timber and marble fireplace, ample sitting and dining space.



STUDY 9'0" x 8'6" (2.76m x 2.60m) versatile, side aspect, access hatch to roof void with loft ladder.

BREAKFAST KITCHEN 12'0" x 11'8" (3.66m x 3.56m) range of light shaker style units to wall and floor level, granite effect worktops, tiled splashbacks and coordinating flooring. Rear aspect. Plumbing for dishwasher, space for fridge freezer, oven, halogen hob, extractor over. Sink unit, open to



UTILITY 9'0" x 6'0" (2.76m x 1.82m) complementing fitted cupboards to wall and floor level, granite effect worktop, tiled splashback,

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plumbing for washing machine, Worcester oil fired central heating boiler, tiled flooring, rear aspect and rear entrance door.

BEDROOM ONE 12'0" x 11'0" (3.66m x 3.35m) measured to rear of in-built furniture providing wardrobes, drawers, bedside cabinets, knee-hole vanity unit. Front aspect.



BEDROOM TWO 11'3" x 10'2" (3.42m x 3.09m) rear aspect.



BEDROOM THREE 8'0" x 8'0" (2.42m x 2.42m) rear aspect

BATHROOM white suite of panelled bath with bath/shower mixer, separate generous quadrant shower enclosure, basin, wc, half tiled around the room in natural tones, chrome towel warmer.



OUTSIDE

Most attractive plot, maturely landscaped.

To the front a block paved driveway facilitates off road parking for at least two cars.

Front walled garden with lawn adjacent to driveway and perimeter shrubberies.

To the rear a lovely garden laid to lawn with pergola archway, mature borders planted with a variety of trees and shrubs and patio. Extending rearwards is a further planted area with a variety of trees and shrubs, useful amenity space and ornamental pond.

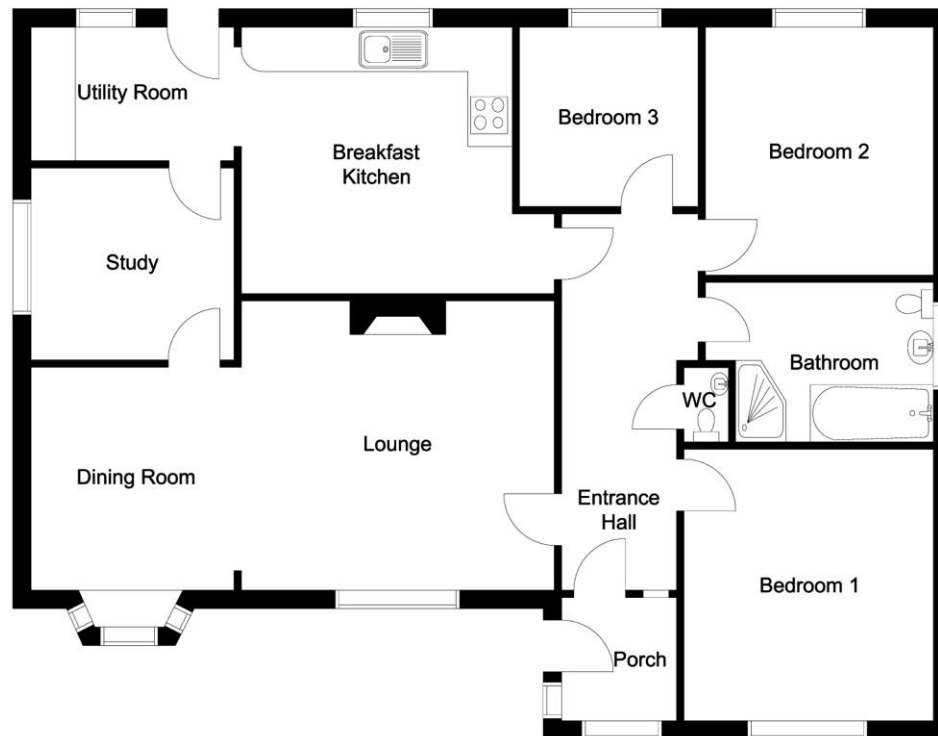
Gated pathways to either side return to the front delivering excellent circulation around this property.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.
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.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.
Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
These particulars were prepared in August 2026.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2026



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