BURGIN ATKINSON
& C O M P A N Y



60 Burleigh Court

, Tuxford, NG22 0LE

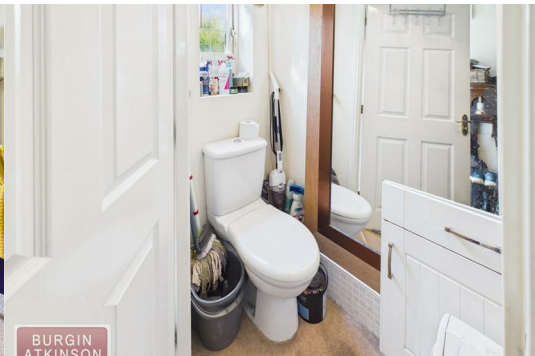
£180,000

3 2 1 D

A beautifully presented three-bedroom home arranged over three floors, featuring a modern fitted kitchen with integrated appliances, a spacious living area, and a principal bedroom with en-suite shower room. Externally, the property benefits from a low-maintenance enclosed rear garden with a patio area, as well as off-street parking to the front.







Description

This beautifully presented property offers well-appointed accommodation arranged over three floors.

The ground floor features a contemporary kitchen fitted with integrated appliances, a spacious and inviting living area, and a convenient cloakroom with a WC. On the first floor, there are two generously sized bedrooms, along with a stylish, fully tiled family bathroom comprising a bath with an overhead shower, hand wash basin, and WC.

Occupying the second floor is the impressive principal bedroom, complete with its own en-suite shower room, providing a private and comfortable retreat.

Externally, the property benefits from a charming enclosed rear garden, predominantly finished with stone for low-maintenance living, alongside a patio area ideal for outdoor seating and entertaining. To the front of the property, off-street parking is available for added convenience.

Location

Tuxford is a thriving historic market town in north Nottinghamshire, offering an excellent range of independent shops, cafés, pubs, everyday amenities and well-regarded schools.

Ideally located with immediate access to the A1, the town provides excellent connections to Newark, Lincoln, Doncaster and Nottingham. Newark North Gate railway station is also within easy reach, with direct high-speed services to London King's Cross in approximately 90 minutes.

Surrounded by picturesque countryside and close to Sherwood Forest, Clumber Park and Rufford Abbey, Tuxford combines rural charm with superb connectivity, making it a highly desirable place to call home.

Living Room 12'11" x 17'1" (3.96 x 5.23)

Kitchen 6'2" x 12'0" (1.90 x 3.68)

W/C 2'9" x 6'3" (0.86 x 1.92)

Bedroom One 9'6" x 21'5" (2.90 x 6.54)

En-Suite 5'8" x 7'1" (1.75 x 2.16)

Bedroom Two 12'10" x 10'10" (3.93 x 3.32)

Bedroom Three 12'11" x 6'4" (3.96 x 1.95)

Bathroom 6'2" x 6'6" (1.90 x 1.99)

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

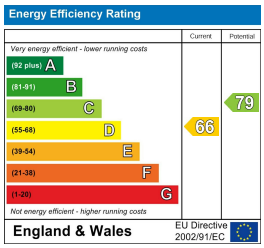
Area Map

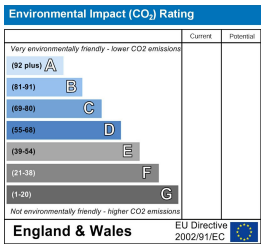


Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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