



9 Lexington Court, Tuxford, NG22
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£120,000



KEY FEATURES

- NO UPWARD CHAIN
- LOCATED IN THE PEACEFUL VILLAGE OF TUXFORD
- EXCELLENT TRANSPORT LINKS
- ONE BEDROOM
- TWO RECEPTION ROOMS
- KITCHEN
- EPC RATING B
- FREEHOLD





This well-presented one bedroom terraced house offers a comfortable and thoughtfully organised living environment in the peaceful village of Tuxford, Nottinghamshire. The property is arranged to maximise space, featuring two generously sized reception rooms that provide flexibility for both relaxation and dining needs. The modern fitted kitchen is designed with practicality in mind, ensuring convenience for day-to-day living. A well-appointed bathroom serves the property, contributing to an overall sense of comfort and ease.

comfort, offering a versatile lifestyle in a tranquil village setting.

Local area

Tuxford, Nottinghamshire, is a traditional village known for its peaceful environment and strong sense of community. Residents benefit from excellent transport connections, granting easy access to regional hubs and amenities. The area offers a balance of rural charm and practical convenience, with a selection of local shops, schools, and recreational spaces available nearby. The tranquil surroundings and reliable infrastructure enhance the appeal of this location for those seeking a relaxed yet connected lifestyle.



The bedroom is spacious, benefiting from a calm and inviting atmosphere. Throughout the home, features have been integrated to enhance energy efficiency, including solar panels and an air source heat pump. These environmentally conscious additions, combined with the property's EPC rating of 'B', help to reduce utility costs and support sustainable living. The freehold tenure provides long-term security and peace of mind for prospective buyers.

Lounge 4.14m x 3.2m (13'7" x 10'6")

A bright and welcoming living space featuring a double glazed window to the front aspect, laminate flooring, and an electric panel heater.

Kitchen 4.19m x 1.75m (13'8" x 5'8")

Fitted with a range of white gloss wall and base units with complementary solid worktops. Incorporating 11/4 bowl stainless steel sink and drainer with mixer tap, integrated four ring electric hob and electric oven, with integrated fridge freezer, integrated dishwasher and integrated washing machine. Finished with wood effect laminate flooring.



Externally, the property benefits from a private garden, offering a secluded outdoor space ideal for relaxation or entertaining. Additional convenience is provided by the driveway parking, a highly sought-after feature in this area. The property is available with no upward chain, presenting an uncomplicated purchase opportunity.

Reception Room 4.75m x 2.92m (15'7" x 9'7")

A versatile second reception room with neutral décor, two double glazed windows, and a double glazed door providing access to the outside.

The location ensures excellent transport links, making the property particularly suitable for those who commute or enjoy exploring the wider region. This home combines modern sustainable technology with traditional



First Floor

Landing

With stairs rising from the ground floor and a double glazed window overlooking the rear garden.

Bedroom One 2.92m x 3.12m (9'7" x 10'2")

A well-presented double bedroom featuring modern décor, fitted wardrobes, airing cupboard, electric panel heater, and a double glazed window.

Bathroom

Fitted with a three-piece suite comprising a panel bath with shower over, low flush WC, and wash hand basin. Includes a PVCu double glazed window.

Rear Garden

A private enclosed low maintenance garden, with a garden shed and enclosed by hedging—ideal for outdoor use. There is an air source heat pump providing heating to the property and solar panels located on the roof provide efficient energy throughout the year.

Parking

Driveway providing off-road parking for two vehicles.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

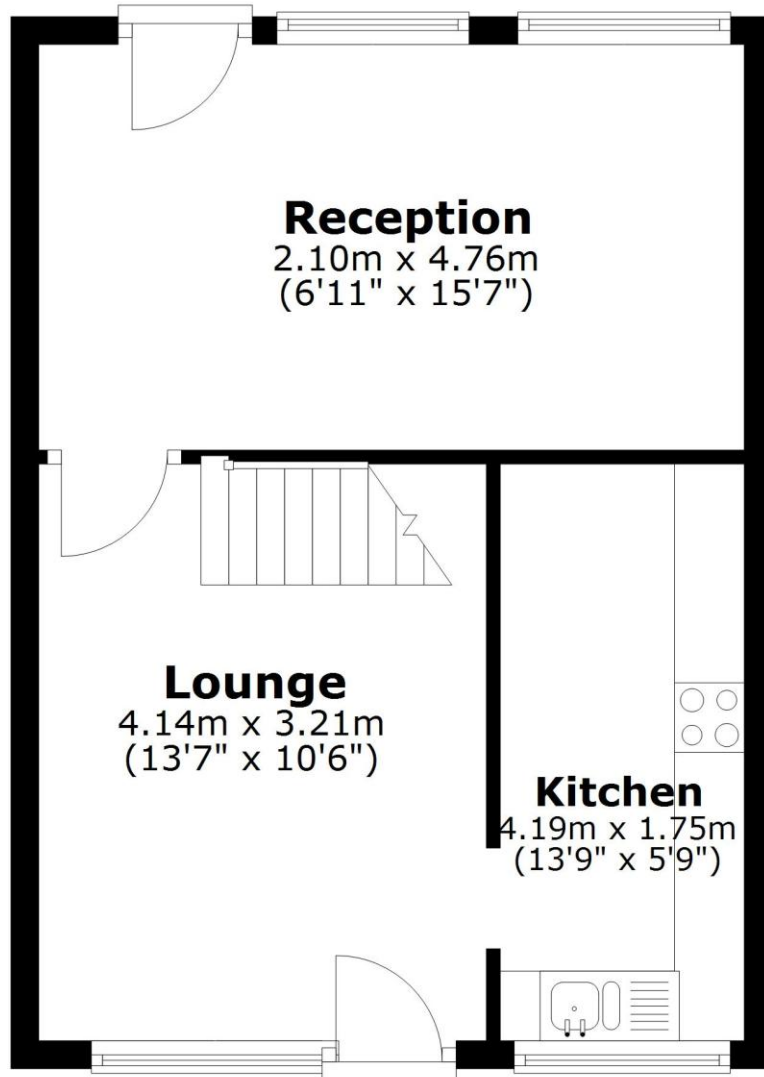
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



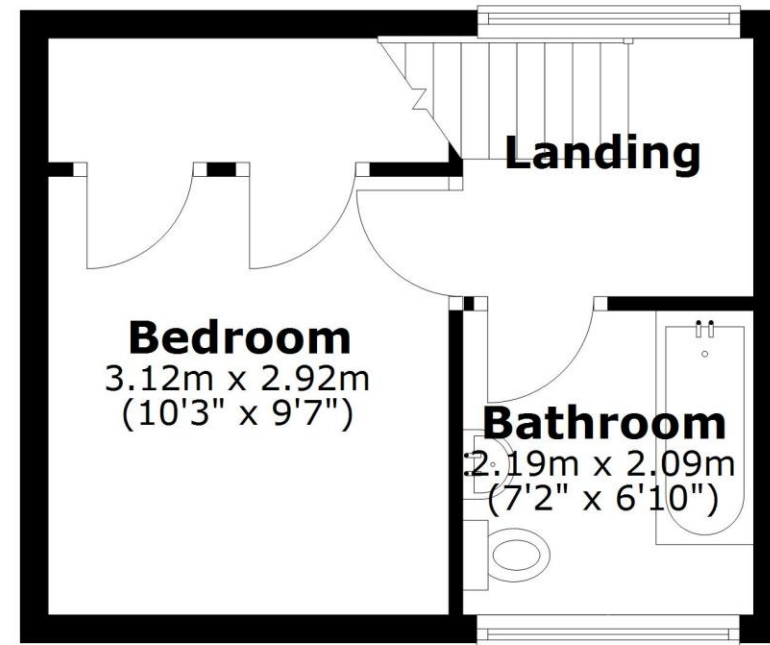
Ground Floor

Approx. 33.5 sq. metres (360.1 sq. feet)

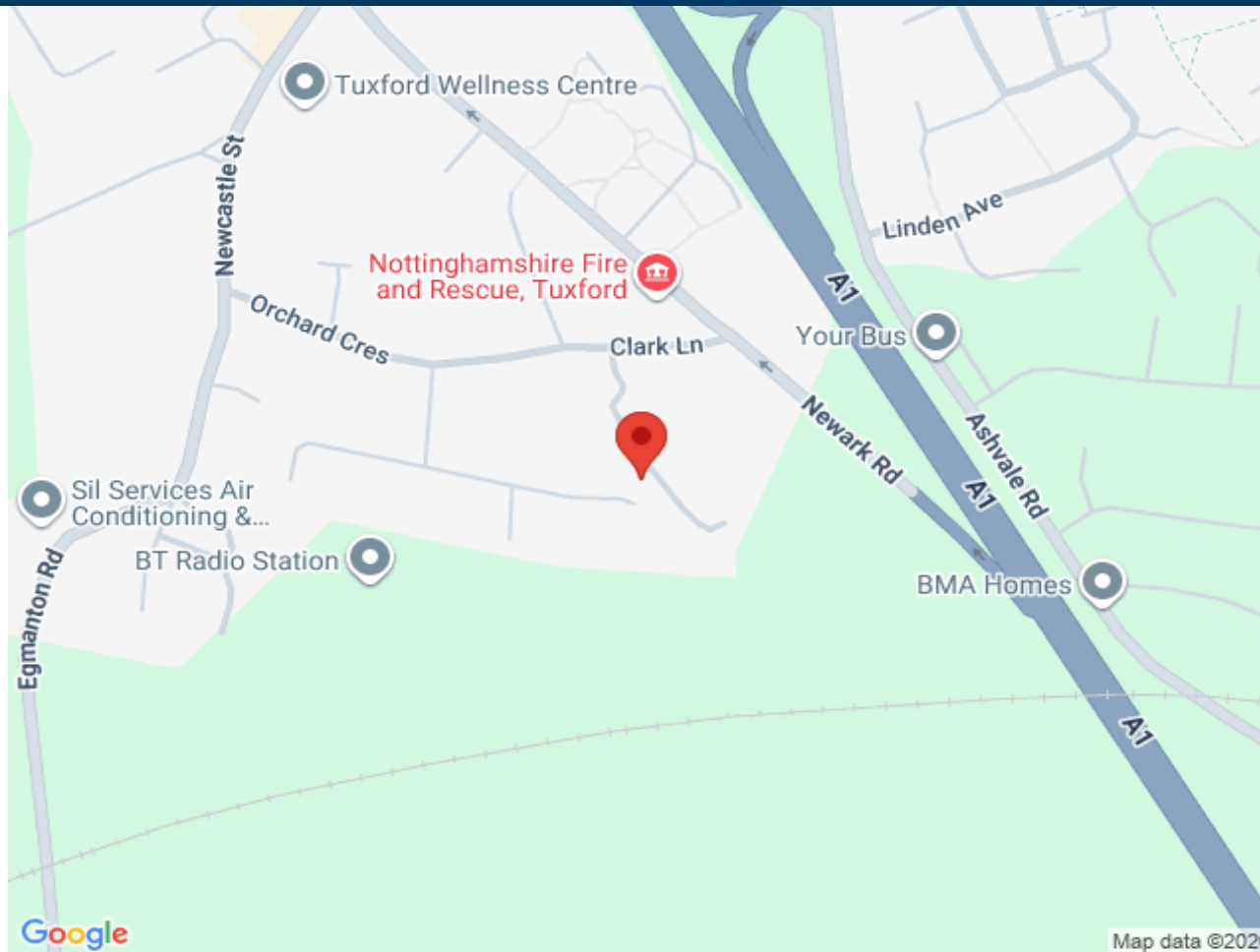


First Floor

Approx. 21.0 sq. metres (226.2 sq. feet)



Total area: approx. 54.5 sq. metres (586.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

