



## Newcastle Street

Tuxford, Newark, NG22 0LN

**£275,000**



Located in the charming village of Tuxford, Newark, this delightful semi-detached house on Newcastle Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests and a modern bathroom.

Tuxford is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to enjoy a quieter lifestyle while still being within easy reach of Newark's amenities. Local shops, schools, and parks are just a stone's throw away, providing everything you need for day-to-day living.

This property presents a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. With its appealing features and prime location, this semi-detached house is sure to attract interest. Don't miss the chance to make this lovely home your own.



## Description

This property is a cosy three bedroom semi detached with a great location of all the local amenities. The property briefly comprises of an entrance hallway, ground floor cloakroom (currently being renovated) kitchen / diner, lounge and conservatory to the ground floor. To the first floor there are three bedrooms and a modern bathroom. To the outside there is a front garden with driveway, gated entrance to the garage and large rear garden. The property is currently still being renovated so your own input can be added at this stage if this property is for you!

### Hallway 14'10" x 7'6" (4.53m x 2.29m)

The property is entered through the front facing composite door into the hallway with LVT flooring with the benefit of under floor heating, giving a warm cosy feel upon entering. Open stairwell leading to the first floor and access into the cloakroom and the kitchen / diner.

### Ground Floor WC 4'11" x 3'0" (1.50m x 0.92)

The ground floor cloakroom is still being renovated and will have a wc and hand basin upon completion.

### Kitchen / Diner 19'4" x 10'2" (5.91m x 3.10m)

The kitchen / diner has a country farmhouse atmosphere with a double Belfast sink with complimentary butcher block worktop, free standing cooker, floor mounted Grant central heated boiler, space for a free standing fridge / freezer and a larder storage cupboard. Double wooden French doors leads into the conservatory and into the lounge.

### Lounge 17'6" x 10'8" (5.34m x 3.27m)

Entering into the lounge through the double wooden French doors into the carpeted lounge with modern part panelled walls, electric flame effect decorative fire, two ceiling lights and Roman blind to the front facing upvc window.

### Sun Room 11'0" x 7'10" (3.36m x 2.39m)

The wooden framed conservatory is a multi functional room currently used as a work from home office, has electrics and lighting, views over looking the vast rear garden with French doors leading outside.

### Stairs & Landing

With carpet leading to the first floor with loft access and electric sockets and side facing window.

### Master Bedroom 14'2" x 9'10" (4.33m x 3.00m)

A front facing double bedroom with carpet, radiator and electric sockets.

### Bedroom Two 12'0" x 9'10" (3.68m x 3.00m)

A double bedroom rear facing with carpet, ceiling light and a modern vertical radiator.

### Bedroom Three 8'8" x 7'2" (5'1" into recess) (2.65m x 2.20m (1.57m into recess))

A single room front facing with carpet and a radiator.

### Bathroom 8'7" x 7'1" (2.63m x 2.17m)

The house features a well-appointed bathroom, comprising of a walk in double shower with glass screen and a gravity fed rain shower, bath, wc and hand basin ensuring that all your daily needs are met with ease, tiled floor with under floor heating, extractor and ceiling light.

### Outside

To the front of the property there is a driveway leading to the double wooden gates with a wall mounted EV charger, raised front garden with grass and small shrubs. To the rear there is a vast garden mainly laid to lawn fully secured with 6ft fencing to the perimeter.

### Garage

The garage is a sectional concrete garage with an up and over door, electric and lighting and side access French upvc doors.

### 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 Tetris UK Sales & Lettings Limited NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

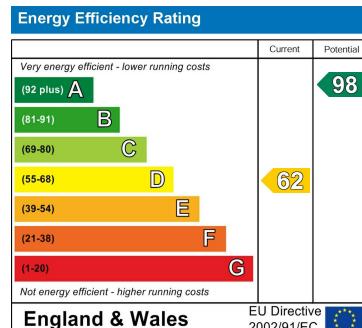
## Area Map



## Floor Plans



## Energy Efficiency Graph



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