



Ivy Cottage Great North Road,  
Tuxford, NG22 0NE



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# £380,000



Set within the tranquil rural surroundings of Tuxford, Nottinghamshire, this three-bedroom freehold cottage provides a rare opportunity to acquire a home which captures the essence of countryside living. The property features a thoughtfully arranged interior that effortlessly combines comfort with practicality. The accommodation includes three well-proportioned bedrooms, offering ample space for family members, guests, or those seeking a dedicated study or workspace.

EPC rating E





Upon entry, residents are welcomed into a lounge that provides a relaxing atmosphere ideal for both quiet evenings and social occasions. A separate dining room presents opportunities for more formal gatherings or everyday meals. The kitchen is supplemented by a convenient utility area, promoting organisation and efficient household management.

#### Lounge

5.76m x 3.56m (18'11" x 11'8")

Curved bay double glazed window to front aspect, double glazed window to side aspect, tv point, multi-fuel burner in fire place and surround, single panel radiator and under stairs storage, feature glass window and exposed beam work.



The property includes both a main bathroom and a downstairs shower room, providing versatility and comfort across both floors. Oil fired central heating serves the entire home, ensuring warmth throughout the seasons. For those who enjoy outdoor space, the cottage boasts a spacious private garden, perfect for leisure, gardening, or alfresco dining. Further enhancing its appeal, the property offers a private driveway for off-road parking.

#### Dining Room

5.7m x 3.51m (18'8" x 11'6")

Fire place and surround, curved bay double glazed window to front aspect, two single panel radiators, exposed beam work.

#### Kitchen

3.78m x 3.48m (12'5" x 11'5")

Single panel radiator, floor and wall mounted units, double electric fan assisted oven, electric four ring hob, sink with mixer tap and drainer and window leading to utility.

EPC rating is 'E', allowing potential purchasers to assess the energy efficiency of the home at a glance. The tenure of the property is freehold, providing long-term security and peace of mind.

#### Sitting Room

3.94m x 3.56m (12'11" x 11'8")

French doors with double glazed windows leading to the rear patio, single panel radiator carpeted throughout and exposed beam work.

#### Local area

Located in the desirable rural setting of Tuxford, Nottinghamshire, this property enjoys idyllic countryside views and a peaceful atmosphere. The area is renowned for its picturesque landscapes, making it an attractive choice for those seeking to experience a quieter lifestyle while remaining within reach of local amenities and transport links.

#### Utility

Floor and wall mounted cabinets, double glazed window to the rear aspect, sink with mixer tap and drainer, plumbing and space for dishwasher, plumbing and space freestanding washing machine and space for tumble dryer, wooden door leading to the rear aspect and pantry with window leading to rear aspect.



#### Entrance Hallway

Front door with double glazed obscured glass window and single panel radiator.

#### Bedroom One



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FALLOWELL**



NEWTON FALLOWELL

3.26m x 2.98m (10'8" x 9'10")

Double panel radiator, double glazed window to front aspect, double glazed window to right aspect, dressing area with space for freestanding wardrobes and double glazed window to right aspect.

Ensuite

1.98m x 1.55m (6'6" x 5'1")

Double glazed window to rear aspect, curved quadrant shower with wall mounted shower control and shower head, dual flush W.C, wash hand basin on vanity unit and double panel radiator.

Bedroom Two

3.51m x 3.48m (11'6" x 11'5")

Single panel radiator, exposed beam work, double glazed windows to the front aspect and carpeted throughout.

Bedroom Three

3.81m x 3.53m (12'6" x 11'7")

Double glazed windows to front and side aspect, single panel radiator and carpeted throughout.

Bathroom

3.51m x 2.2m (11'6" x 7'2")

Double glazed window to rear aspect, large curved bath, single panel radiator and quadrant shower with wall mounted controls and shower head, wall mounted heated towel rail and wash hand basin on pedestal.

Toilet

W.C, single panel radiator and wash hand basin.



NEWTON



NEWTON

Gardens and Grounds

Gardens and Grounds: Step outside to your private one-acre slice of countryside heaven, featuring established gardens and an idyllic stream. The grounds include dedicated allotments, three storage sheds, a greenhouse, and two polytunnels for the keen gardener. The wild gardens feature a selection of mature fruit trees and space for small livestock. The rear patio includes idyllic views of the neighbouring countryside. The front of the property is served by multiple parking spaces on a large, private driveway.

### 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.

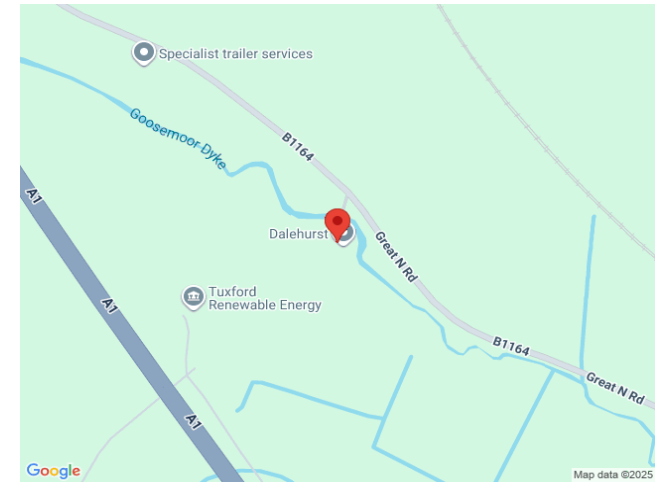
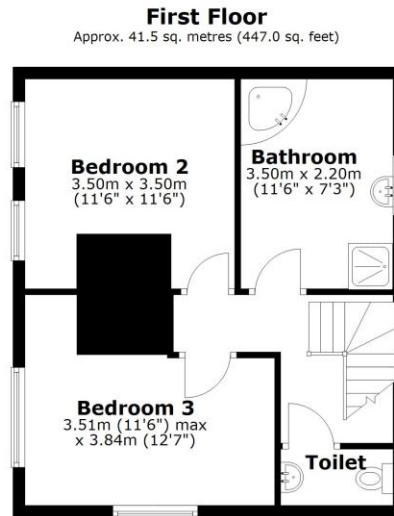
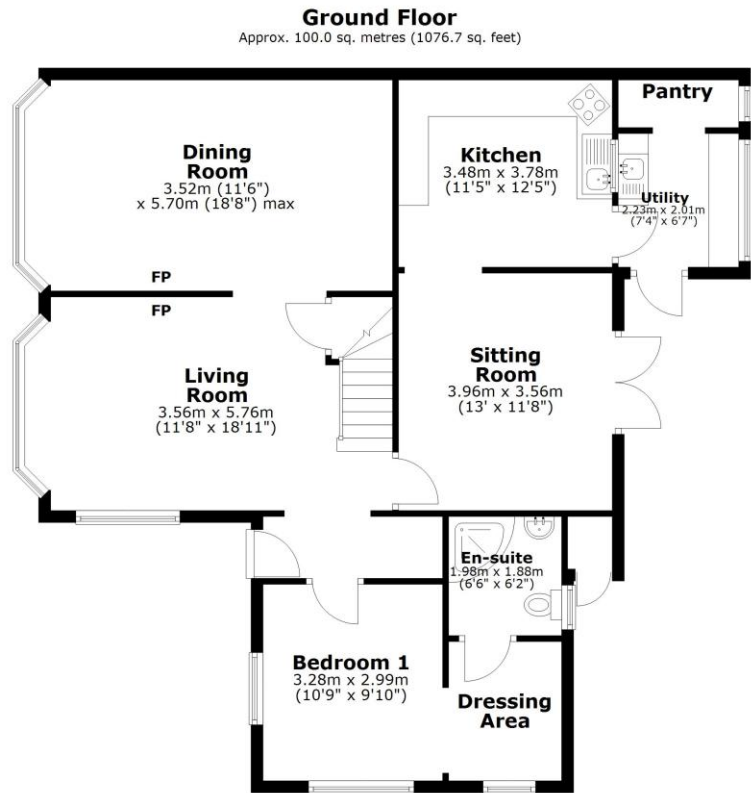
### Services

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.





# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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