



18 Haynes Close, Tuxford, Newark, NG22  
0JA

GUIDE PRICE £200,000 - £205,000

Tel: 01636 611 811

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



\*\*\*GUIDE PRICE £200,000-205,000\*\*\* Nestled in the charming area of Haynes Close, Tuxford, Newark, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open plan living and dining kitchen creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals.

The property boasts a single reception room, providing a versatile space that can be tailored to your needs, whether as a cosy lounge or a play area for children. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated on a corner plot, this home benefits from ample outdoor space, making it an excellent choice for those who appreciate a garden or additional room for outdoor activities. The property also includes parking for two vehicles, a valuable feature in today's busy world.

With its appealing location and thoughtful layout, this semi-detached house in Tuxford is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home.

A semi-detached house constructed of brick elevations under a tiled roof covering. There are uPVC double glazed windows and an electric central heating system. The property offers 838 sq.ft of internal living accommodation arranged over two levels. The living accommodation can be described in further detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front entrance door, ceramic tiled floor, radiator. Built in cupboard.

### W.C.

Fitted with a white suite including a wash hand basin with vanity cupboard under and low suite WC. UPVC double glazed window to the front, heated towel radiator, ceramic tiled floor covering.

## OPEN PLAN LIVING AND DINING KITCHEN

### LIVING AND DINING AREA

16'7 x 14'8 (5.05m x 4.47m)



Staircase to first floor, ceramic tiled floor, uPVC double glazed French doors giving access to the rear garden. LED ceiling lights, radiator, wall mounted TV point. Open plan to:

### KITCHEN

12'9 x 8'1 (3.89m x 2.46m)



Radiator, ceramic tiled floor covering, uPVC double glazed window to front elevation. Shaker design kitchen units comprise base cupboards and drawers with working

surfaces over, inset composite sink and drainer with mixer tap. Integral appliances include dishwasher, automatic washing machine, Bosch electric oven, Bosch microwave, ceramic hob and fridge freezer. There are eye level wall mounted cupboards, LED ceiling lights.



## FIRST FLOOR

### LANDING

Cupboard housing a Tempest hot water cylinder and electric central heating boiler.

### BEDROOM ONE

12'5 x 8'1 (3.78m x 2.46m)



With radiator and uPVC double glazed window to the rear elevation, television point.

### EN-SUITE SHOWER ROOM

8'1 x 3'3 (2.46m x 0.99m)

Fitted with a white suite including a low suite WC, wash hand basin with mixer tap and vanity cupboard under, shower cubicle with glass screen door. Rain and hand shower. Ceramic tiled floor covering, heated towel rail, extractor fan. LED ceiling lights.

### BEDROOM TWO

12'1 x 8'1 (3.68m x 2.46m)



UPVC double glazed window to front elevation, radiator.

### BEDROOM THREE

7'5 x 6'2 (2.26m x 1.88m)



UPVC double glazed window to front elevation, radiator.

### FAMILY BATHROOM

6'2 x 5'9 (1.88m x 1.75m)

Fitted with a white suite including panelled bath with rain shower over, glass shower screen. Wash hand basin with vanity cupboard under and low suite WC. Fully tiled walls, ceramic tiled floor. Electrically heated towel rail, uPVC double glazed window to front elevation. LED downlights.

### OUTSIDE



The property occupies a corner plot with spacious gardens. To the frontage there is a tarmac driveway with parking for two cars. Paved path and step leading to the front door. The rear garden is enclosed and extends with lawned area along the rear and side of the house. Additionally, there is a paved patio terrace to the rear of the house and a paved pathway to the side leading to the front gate. The garden enjoys a good degree of privacy and provides a secure play area for young children.

### TENURE

The property is freehold.

### SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Tuxford. The central heating is electric.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

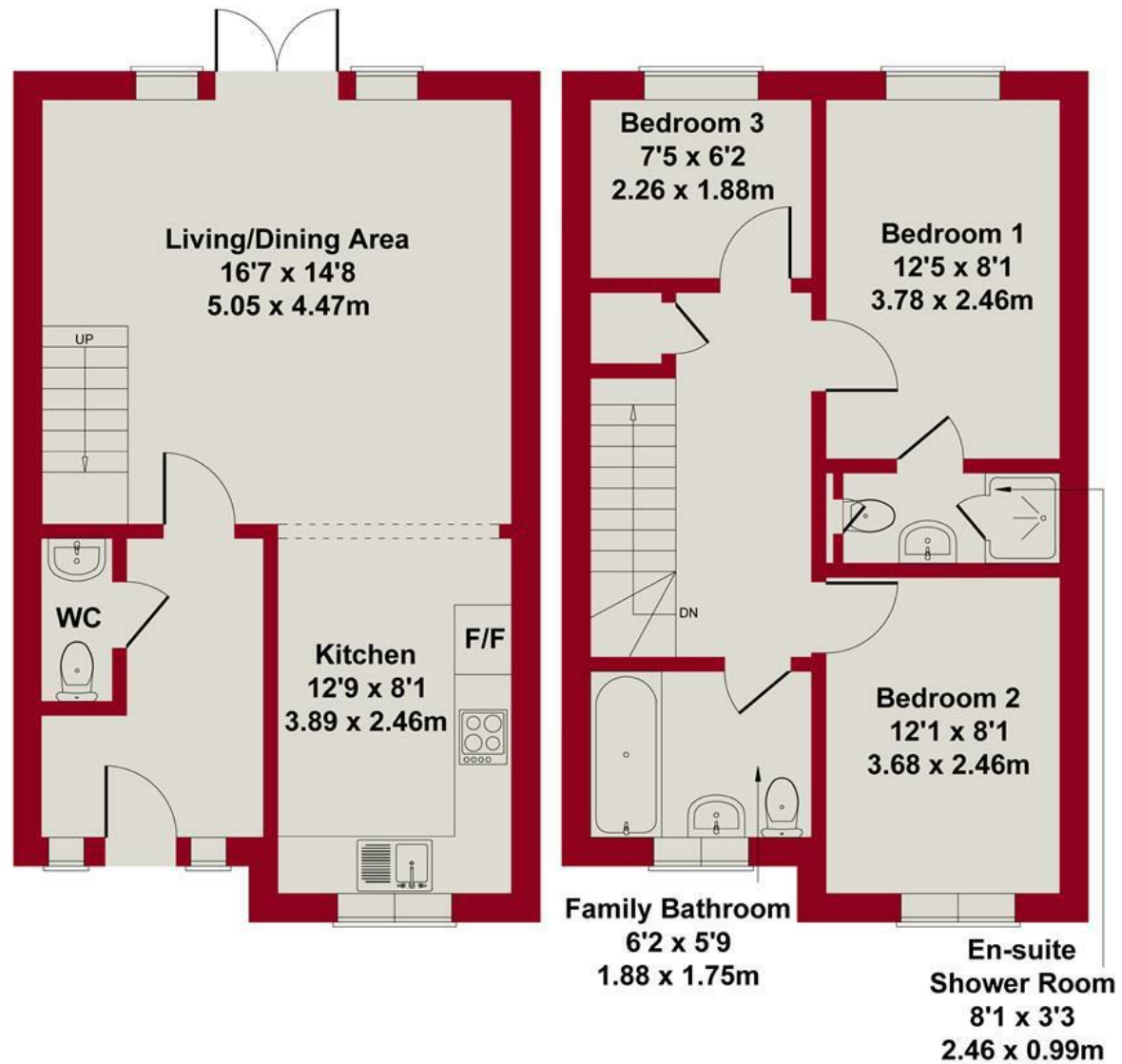
Vacant possession will be given on completion.

### MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Bassetlaw District Council Tax  
Band A.



## GROUND FLOOR

## FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers