



Linden Avenue

Tuxford, Newark, NG22 0JR

£250,000



Clark Estates are please to present to the open market this delightful detached bungalow which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

Surrounded by the picturesque scenery of Tuxford, residents can enjoy the tranquillity of rural life while still being within easy reach of local amenities. This property presents an excellent opportunity for those looking to settle in a friendly community, with schools, shops, and parks nearby.

Whether you are a first-time buyer, a growing family, or someone looking to downsize, this bungalow on Linden Avenue is a wonderful choice. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this charming property your new home.



Description

Simply walk in and pop your feet up !
This beautifully decorated and maintained property is an absolute delight. The property briefly comprises of an extended kitchen / diner, generous hallway, lounge, three bedrooms and a bathroom. To the outside there is an open plan front lawn, gated driveway and rear enclosed garden and brick built garage.

Lounge 13'3" x 11'10" (4.05m x 3.63m)

The lounge is a front facing cosy and well-decorated room with a warm, inviting atmosphere. The décor blends modern and traditional styles, benefiting from a central fireplace with a wood-burning stove, surrounded by brick accents and topped with a wooden mantel. Subtle wall-mounted picture lights illuminate framed artwork on either side of the fireplace and recessed ceiling lights provide overall illumination to the room. Carpet to the floor, radiator with TRV and a large bay window with white blinds allows plenty of natural light to flood the room.

Kitchen / Diner 17'4" x 10'5" (5.30m x 3.19m)

The extended kitchen / diner is a well organised kitchen with white country style cabinetry with vertical grooves and chrome handles, complemented by a butcher block style countertop. Part tiled backsplash of brown and beige creating a rustic yet balanced look. Integrated appliances, washing machine, dishwasher and fridge / freezer, electric fan assisted oven and grill, electric four ring hob with a stainless steel chimney extractor above, stainless steel sink with pelmet above with recess lighting, tiled floor and a radiator with a TRV, rear facing window with blinds.

Hallway

With the continuation of the large beige tiled floor leading out from the kitchen into the hallway where there is an airing cupboard and an additional cupboard housing the gas combi boiler. Recess lights, access to all rooms and exit through the side porch onto the driveway.

Bedroom One 11'9" x 10'2" (3.60m x 3.10m)

The master bedroom is a rear facing with blinds to the window beautifully styled room with a calm and elegant atmosphere with a navy panelled wall, coving to the ceiling, recess lighting and space to inset a TV.

Bedroom Two 10'6" x 9'11" (3.21m x 3.03m)

The second double bedroom is front facing room with laminate flooring, ceiling centre light, radiator and vertical blind to the window.

Bedroom Three 7'5" x 7'3" (2.28m x 2.23m)

Currently used as a dressing room the third bedroom is a single rom with laminate flooring side facing window with a white blind.

Bathroom

The bungalow features a thoughtfully designed bathroom, ensuring that all your daily needs are met with ease. Benefiting from having a bath with mixer tap, wc, hand basin and a corner shower cubicle with a pump fed shower. The walls have part wood tongue and groove panelling and a laminate floor.

Outside

To the front of the property there is an open plan lawn, block paved driveway for several vehicles leading to the double gates leading further behind for a further two vehicles. Outside water tap and electrics. There is a brick built garage with double opening doors, electric and lighting and a space to the side for the gas bottles fuelling the combi boiler.
The rear garden has wooden sleeper steps leading to the raised lawn area with slate border to the perimeter of the bungalow.

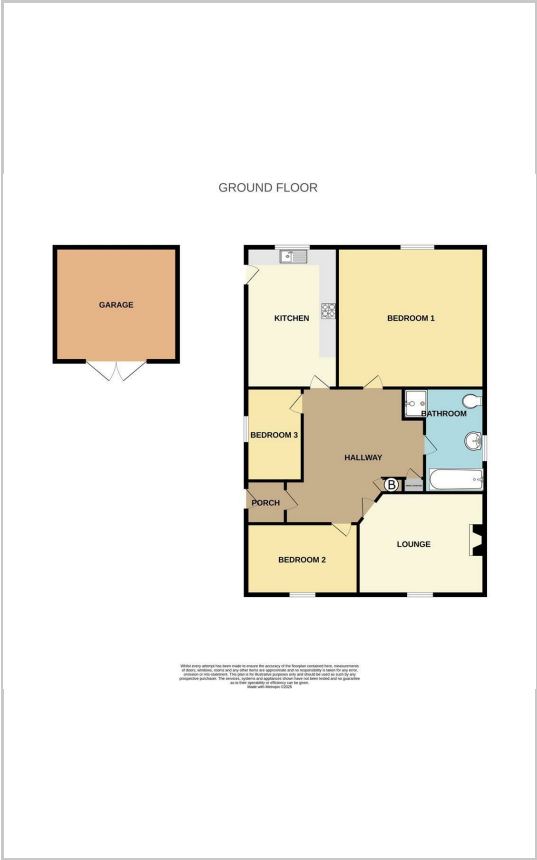
Disclaimer

- 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 Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

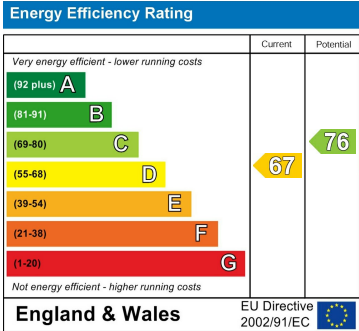
Area Map



Floor Plans



Energy Efficiency Graph



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.