



# Linden Avenue

, Tuxford, NG22 0JR

£300,000



This extended detached home in Tuxford is a fantastic opportunity for family living. Inside, you'll find four bedrooms—three doubles, one with an ensuite—plus a spacious kitchen/dining area that's perfect for family meals and entertaining. A comfortable lounge and a versatile office space add real convenience for work or study from home.

The property features full double glazing, a garage, and off road parking for several vehicles.

Set in a peaceful, well-connected neighbourhood with easy access to local shops and amenities, it's in the catchment area for the popular Tuxford Academy. A generously proportioned garden provides room for outdoor enjoyment and entertaining, with plenty of potential to personalise the interiors to suit your lifestyle.

Viewings are highly recommended to appreciate the flow, space, and family-friendly layout. Call now to arrange your visit and start envisioning your next chapter.



### Description

This extended detached home presents a wonderful opportunity in an ideal location for family living in Tuxford, offering generous, well-thought out accommodation. The property features four bedrooms (three doubles and one with an en-suite) and a spacious, open feel that makes everyday living a pleasure. The large kitchen/dining room is ideal for family meals and entertaining, and looks out to the large garden, while the separate lounge provides a cosy retreat for relaxing. An additional office space adds flexibility for work or study from home.

### Key features include:

- Four bedrooms: three doubles, one with ensuite
- Generous kitchen/dining area and a comfortable lounge
- Dedicated office space for work or study
- Fully double-glazed for enhanced comfort and efficiency
- Garage and off-road parking for several vehicles
- Set in a quiet residential area in Tuxford, with local shops and amenities nearby
- Falls within the catchment area and walking distance to the popular Tuxford Academy
- Ready to move in and enjoy

### Front Porch

A UPVC entrance with side windows leads into the home, with a meter cupboard and a wood-styled door opening to the hallway.

### Hallway 8'2" x 5'1" (2.51m x 1.57m)

Spacious and bright entryway leading to the main living areas and stairs rising to the first floor, featuring wood and chrome balustrades.

### Kitchen / Diner 24'8" x 16'4" (7.52m x 5.00m)

A generous, contemporary layout featuring base and wall units with contrasting work surfaces, stainless steel sink with mixer tap, built-in double electric oven and hob with extractor, dishwasher, space/plumbing for an American fridge/freezer, central island with a breakfast bar and storage below, utility cupboard for washer, radiator, tiled floor, rear and side windows, and French doors opening to the rear garden. A nicely hidden utility cupboard has space for the washing machine and dryer.

### Lounge 16'6" x 10'4" (5.03m x 3.15m)

Comfortable and cosy living room with log burner, wall lights, ceiling spotlights, radiator, and media points for wall-mounted TV with hidden cabling.

### Office

Convenient office space on the ground floor, adjacent to the kitchen,

### Cloakroom / WC

Handy downstairs WC /guest cloakroom with toilet and hand basin

### Bedroom One & En Suite 20'4" x 9'10" (6.22m x 3.00m)

Large bright and welcoming bedroom with built-in mirrored wardrobe with sliding doors, rear-facing window, and radiator. Connects to the en-suite shower room to create a private and relaxing Master Suite to escape the demands of a busy family life.

Ensuite: Large, corner shower cubicle with electric shower, pedestal wash basin, low flush WC, chrome ladder heated towel rail, extractor, tiled wall behind the shower and hard flooring, shaver point, and window looking out to the rear of the property.

### Bedroom Two 10'11" x 6'9" (3.35m x 2.08m)

Good sized double bedroom with carpet to floor and window looking out to the front of the property.

### Bedroom Three 11'7" x 6'9" (3.55m x 2.06m)

Bright double bedroom with side window and radiator. Carpeted floor.

### Bedroom Four 7'8" x 6'6" (2.36m x 2.00m)

Single bedroom with front-facing window and radiator. Currently set-up as a handy dressing room, making it a flexible space that can be configured to suit.

### Family Bathroom 12'7" x 6'2" (3.86m x 1.88m)

Fully tiled bathroom sanctuary, complete with relaxing spa bath, separate shower cubicle with electric shower, vanity wash basin with mixer tap, and low flush WC. Additional fixtures include a chrome ladder style heated towel rail, shaver point, and side window.

### Outside

Front garden laid to lawn with off-road parking on driveway to the side, leading to the garage. The rear garden features a gravelled area accessed from the rear of the house, a raised pond with pergola, and a large area of well-kept lawn extending from the house, giving a spacious and safe area to play or entertain. Additional there is a plumbed outside tap, and feature lighting.

### Garage & Driveway

A generous gravel driveway leads to the garage with an electric roller shutter door, electric and lighting and side access door into the garden.

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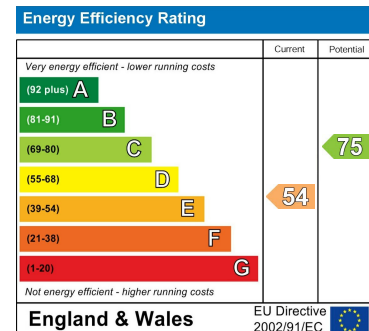
## Area Map



## Floor Plans



## Energy Efficiency Graph



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