



Lincoln Road, Tuxford NEWARK NG22 0HS

welcome to

Lincoln Road, Tuxford NEWARK

This much-loved two double bedroom semi-detached home has been thoughtfully improved throughout and occupies a generous and private plot. Offering stylish and versatile accommodation together with beautifully established gardens. this is a home ready to be enjoyed from the moment you move into.



Entrance Hall

A composite door leads to the entrance hall with complementary flooring and stairs leading to the first floor.

Living Room

The main focal point of this attractive room is a fireplace with a log burner inset creating a warm and inviting living space. High quality flooring, coving to the ceiling, central heating radiator and a double glazed window to the front elevation.

Kitchen

The stylish kitchen is fitted with a comprehensive range of contemporary grey wall and base units with complementary work surfaces and a sink and drainer. Integrated electric hob with extractor above and integrated electric oven. Space for a fridge freezer plus space and plumbing for a dishwasher. Double glazed window, central heating radiator and high quality flooring. The kitchen seamlessly flows into the garden room, creating an ideal open and sociable space for everyday family life and entertaining.

Sun room

Filled with natural light, this versatile room provides the perfect balance of functionality and comfort, offering flexibility for dining, entertaining or enjoying views over the garden. Double glazed window and door, wood effect flooring, central heating radiator and a useful storage room off

First Floor

Landing

Central heating radiator

Bedroom One

A Spacious bedroom with two double glazed windows to the front elevation bulk, head storage and a central heating radiator.

Bedroom Two

A further double bedroom with a double glazed window to the rear elevation, airing cupboard housing the air source heat pump water tank, complementary flooring, central heating radiator and loft access via ladder

Shower Room

The contemporary shower room incorporates a fully tiled shower cubicle together with a wash hand basin and W.C. set within a vanity unit. Heated towel rail and a double glazed window

Exterior

The extensive and private front garden is a particular feature of the property and incorporates mature fruit trees, including apple, pear and plum varieties, together with established trees and planting which provide both character and privacy throughout the seasons. To the rear is an easily maintained grey slate garden with raised beds to the borders, ideal for relaxing or entertaining

Parking

The property benefits from a generous driveway providing off-street parking for several vehicles, with side access leading to the detached garage

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lincoln Road, Tuxford NEWARK

- Much-loved two bedroom semi-detached home, thoughtfully improved throughout
- Generous and private plot with parking for several vehicles and a detached garage
- Stylish and contemporary interiors offering versatile accommodation throughout
- Air source heating system, log burner and replacement windows and doors
- Beautifully established gardens with mature fruit trees and planting

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109211 - 0008

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