



Linden Avenue

, Tuxford, NG22 0JS

£220,000



Nestled on the charming Linden Avenue in Tuxford, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining. The bungalow features two well-proportioned bedrooms, ideal for a small family, a couple, or even as a guest room for visitors. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Situated in the peaceful surroundings of Tuxford, residents can enjoy the benefits of a quiet neighbourhood while still being within easy reach of local amenities and transport links. This property is perfect for those seeking a serene lifestyle without sacrificing convenience.



Description

This two double bedroom detached bungalow is situated in a popular area of Tuxford. The property briefly comprises of a lounge, dining room, kitchen and conservatory with two beds and a bathroom. The gardens are full of colour and a peaceful water feature in the rear garden, out buildings and greenhouse and a block paved driveway leading to the double garage.

Hallway

The property is entered through the side upvc door into the hallway with carpet, radiator and airing cupboard.

Lounge 14'0" x 11'5" (4.27m x 3.48m)

The lounge is front facing with carpet, centre feature of a log burner with a wooden mantle, brick fire place and tiled hearth and radiator.

Dining Room 8'5" x 9'2" (2.58m x 2.80m)

The dining room is positioned next to the kitchen which is open plan with an archway, carpet, radiator and plate rail with a side facing window.

Kitchen 11'6" x 8'7" (3.51m x 2.63m)

The kitchen has wall and base units with worktop and under counter space for a ridge, freezer and washing machine, four ring gas hob, electric oven and extractor with tiled flooring and radiator.

Conservatory 12'0" x 8'2" (3.67m x 2.50m)

With the continuation of tiled flooring leading through from the kitchen, the conservatory has a dwarf brick wall with upvc windows, electric storage heater, wall light and French doors opening onto the picturesque rear garden and side door.

Bedroom One 11'2" x 11'3" (3.42m x 3.43m)

A double bedroom rear facing with upvc window, carpet and radiator.

Bedroom Two 9'10" x 9'10" (3.00m x 3.00m)

A double room front facing with carpet and radiator.

Bathroom 8'2" x 7'4" (2.50m x 2.24m)

The bathroom comprises of a cream bath with an electric shower over, wc and hand basin, with part tiled walls, carpet and radiator with a cupboard housing the gas combi boiler.

Outside

To the front of the property there is a low maintenance gravel garden with small bushes with perimeter railings, block paved driveway for approximately 4 cars leading to the double garage. To the rear there is an enclosed picturesque garden with a patio and many features; water fountain, raised brick flower beds, green house, out buildings and wooden gazebo. Outside electrics and water supply.

Double Garage

A double garage with electric and lighting and rear access door.

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.

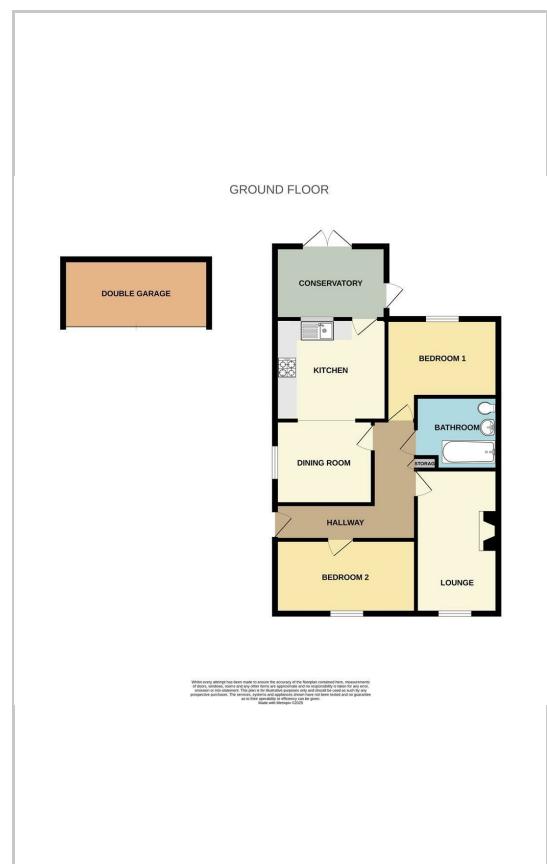
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Clark Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Clark Estates removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - Clark Estates have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

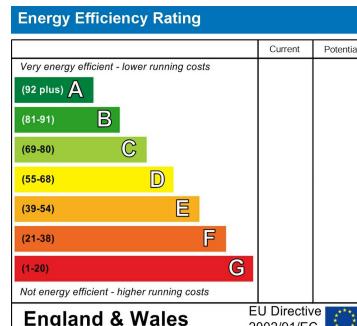
Area Map



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.