



Newcastle Street

Tuxford, Tuxford, NG22 0LW

Offers over £290,000



This charming immaculate detached cottage is located on the Historical Newcastle Street in Tuxford, Newark. offering a perfect blend of character and modern living, with its stylish exterior and inviting atmosphere, this property is ideal for those seeking a peaceful retreat whilst having space inside and out to entertain.

Inside, you will find two spacious reception rooms and an additional snug. The cottage boasts three well-proportioned double bedrooms, each offering a tranquil haven for rest and rejuvenation. The bathroom is thoughtfully designed, ensuring convenience and comfort. The layout of the cottage promotes a warm and welcoming environment, making it an excellent choice for families.

The surrounding area of Tuxford is known for its picturesque scenery and friendly community, providing a wonderful backdrop for your new home. With local amenities within easy walking reach, you will enjoy the benefits of village life while still being well-connected to nearby larger towns.

This charming cottage is a rare find and presents an excellent opportunity for anyone looking to embrace the idyllic lifestyle that Tuxford has to offer. Don't miss your chance to make this delightful property your own.



Description

An immaculate detached cottage with two reception rooms, kitchen, utility with cloakroom and garden room to the ground floor. To the first floor there are three double bedrooms and the family bathroom. Off street gated parking with raised borders leading to a secure picturesque rear garden with a wooden garden room with storage, gazebo, patio and lawn area.

Hallway

Entering the property through the side facing composite door into the tiled hallway, with an under stairs storage cupboard, space for hanging coats, radiator and wall mounted central heating thermostat.

Kitchen 13'11" x 12'00" (4.24m x 3.66m)

Walking through into the warm, inviting country-style kitchen with a mix of traditional charm and practical modern touches. The space is arranged in a 'L'-shape with dual colour grey and navy blue coloured wall and base cabinets that have a classic shaker design. The solid walnut countertops add a rustic feel, especially the butcher-block island in the center, which doubles as a prep area and features a white farmhouse-style ceramic sink with a chrome centre tap. A five ring, double oven stainless steel range cooker and matching hood adds to the cottage appeal. Plumbing for a dishwasher and space for a fridge / freezer.

The tiled splashback and floor use earthy tones complement the wood surfaces and cabinetry. Overhead, a dark exposed wooden beam adds character and emphasizes the "country" aesthetic.

Utility Room / Cloak Room 6'3" x 5'3" (1.91m x 1.60m)

A great benefit to a family home accommodating the washing machine and laundry to be neatly hidden away, with plumbing for a washing machine, shelving and leading through to the ground floor cloakroom with a floating hand basin and toilet with a soft closing seat. The floor mounted oil Grant boiler is located in the utility room which is serviced annually.

Living Room 14'10" x 10'3" (4.52m x 3.12m)

The living room is a bright dual aspect room with part decorative panelled walls with wall lights, carpet, radiator with TRV, central ceiling beam and a centre feature of a charming gas fire and fireplace with a classic design, framed by a polished wooden mantel, adding warmth and character to the space.

Dining Room 14' x 11'11" (4.27m x 3.63m)

The delightful country dining room, where rustic charm meets modern comfort! Designed with both style and functionality in mind, this inviting space is sure to become the heart of your home with ample of dining space for family and friends with a central multi fuel stove with a slate tiled hearth, ceiling beam, wall uplighters for mood lighting and solid wood shelving to the side of the chimney breast. The stairs are accessed off the dining room.

Garden Room 13'1" x 9' (3.99m x 2.74m)

A bright garden room with windows to two aspects over looking the colourful garden with the continuation of the tiled floor, wall lights and Velux window.

Stairs & Landing

The galley landing has rear aspect double glazed windows with wooden blinds at ground floor level overlooking the front with wall light points and a Louvre door shelved storage cupboard.

Bedroom One 13'1" x 12'3" (3.99m x 3.74m)

A double bedroom with carpet, dual aspect double glazed windows to side and front and radiator.

Bedroom Two 12'8" x 9'11" (3.86m x 3.02m)

A double bedroom over looking the rear garden with carpet, storage cupboard over the stairs, radiator, TV point and telephone point.

Bedroom Three 11'11" x 8'2" (3.63m x 2.49m)

A double bedroom with carpet, radiator and centre ceiling light.

Bathroom 8'8" x 6'7" (2.64m x 2.01m)

The bathroom comprises of a three piece white suite comprising of a 'P' Shaped wood panel enclosed bath with mixer tap and rain shower over, glass shower screen and extractor. Low level soft closing wc, vanity unit with cupboard below with inset sink and mixer tap. decorative laminate tiled flooring, part tiled walls and chrome towel rail radiator.

Externally

To the front there is a gravel gated driveway with an electric car charger with a secure side gate leading to the rear of the property where there is a hidden gem..... The cottage garden features a charming private layout with a well-maintained lawn area at the center. A cosy patio seating area with a wooden gazebo provides a shaded spot for relaxation whilst entertaining, with neatly stacked firewood enhances the rustic appeal. The garden also showcases a mix of hardscaping with stone pathways and a porch-like area, creating an inviting atmosphere for enjoying the outdoors whilst benefiting from a wooden shed with lighting and electric. The overall design combines functionality and aesthetic charm typical of a cosy cottage garden.

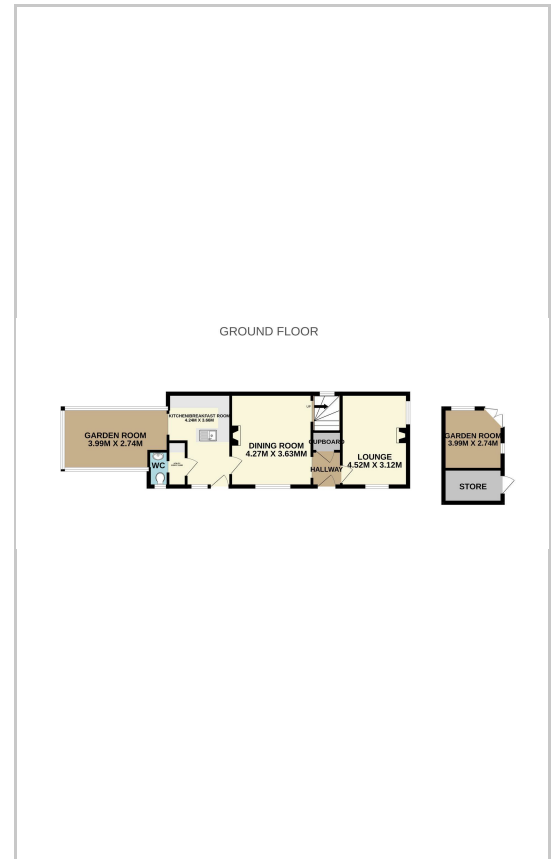
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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