



## Burleigh Court

Tuxford, Newark, NG22 0LE

£235,000



Nestled in the charming area of Burleigh Court, Tuxford, Newark, this delightful townhouse presents an excellent opportunity for families and professionals alike. With its spacious layout, the property boasts two inviting reception rooms, four bedrooms, two bathrooms, ensuring convenience for all residents.

The townhouse is situated in a friendly neighbourhood, known for its community spirit and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a practical choice for families.





Description

MUST BE VIEWED- A beautiful four bedroom three story town house with two reception rooms perfect for entertaining guests or enjoying quiet evenings with loved ones. two bathrooms, kitchen, sun room, an enclosed rear garden and driveway. This property combines modern living with the charm of a traditional townhouse, making it a must-see for anyone looking to settle in Tuxford. With its generous living space and prime location, this home is ready to welcome its new owners. Don't miss the chance to make this lovely townhouse your own.

Hallway 16'10" x 3'8" (5.15m x 1.13m)

The property is entered through the front door into the tiled hallway with the stair off to the right with carpet and wooden open spindle staircase, door leading into the cloakroom, second reception and kitchen / breakfast room. Under stairs storage cupboard.

Cloak Room 5'11" x 3'4" (1.82m x 1.02m)

The cloakroom is off the hallway with a wc and hand basin with an obscure front facing upvc window.

2nd Reception 16'8" x 8'2" (5.09m x 2.51m)

The garage has been converted into an additional reception room located on the ground floor with built in storage cupboards, coving, recess lighting and laminate flooring with a front facing window with a radiator beneath.

Kitchen / Breakfast Room 16'4" x 9'3" (5.00m x 2.84m)

The kitchen / breakfast room is a great family space with a range of grey wall and base units, integrated dishwasher, electric range with double oven, electric oven / microwave and warming drawer, separate fridge and freezer, wine cooler and the room benefits from under floor heating.

Sun Room 8'9" x 6'2" (2.68m x 1.90m )

A great addition to the kitchen is the open plan sun room with windows to two aspects making a lovely bright warm room over looking the garden to the rear with French doors leading out onto the back garden. With the continuation of tiled flooring leading through from the kitchen, wall lights and radiator.

1st Floor

With carpet and spindle staircase and an airing cupboard.

Lounge 16'4" x 12'9" (5.00m x 3.91m)

The lounge is of a generous size with the benefit of a Juliette balcony with French upvc doors and window. Carpet, radiator and centre light. There is a stone hearth for a free standing fire if required.

Bedroom Two 12'9" x 9'8" (3.90m x 2.96m)

The bedroom is a double room with carpet and radiator, front facing with a large upvc window allowing the natural light to flood within.

Family Bathroom 6'3" x 6'0" (1.92m x 1.83m)

The bathroom comprises of a bath with pump fed shower over, wc and hand basin, fully tiled walls, radiator and extractor.

Second Floor

The landing has carpet, electric socket and a spindle staircase.

Master Bedroom 14'4" (into wardrobes) x 10'9" (4.39m (into wardrobes) x 3.30m)

The master bedroom is a double bedroom with three double built in wardrobes, carpet, radiator and two upvc front facing windows.

En Suite 9'4" x 3'10" (2.86m x 1.17m)

The en suite comprises of a walk in shower enclosure with pump fed shower, fully tiled walls, radiator, wc and hand basin.

Bedroom Three 10'0" x 9'4" (3.07m x 2.87m)

Bedroom three is a double room rear facing with carpet, radiator and the benefit of secondary glazing.

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

A single room front facing currently used as a home office with carpet and radiator.

Outside

To the front of the property there is a driveway for one vehicle and to the rear is a low maintenance rear enclosed garden with astro turf and block paved patio.

Additional Information

The property benefits from a recently new installed air source heating system and solar panels.

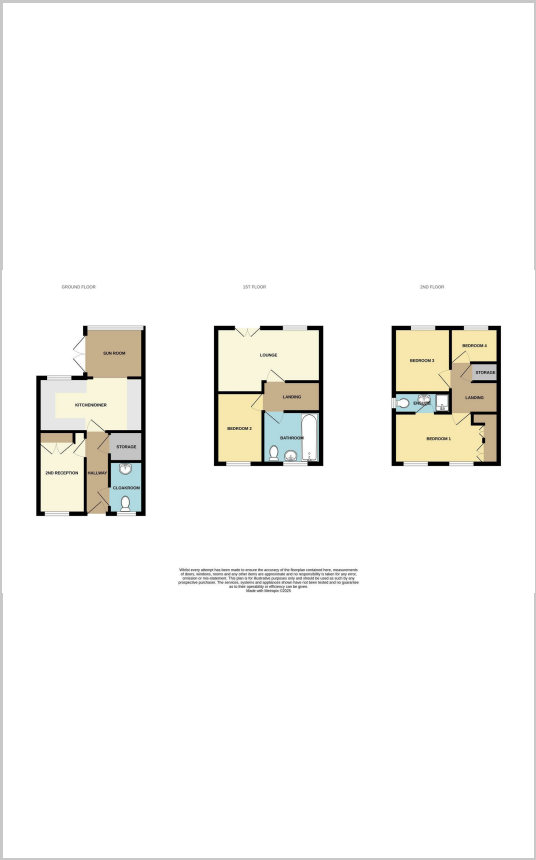
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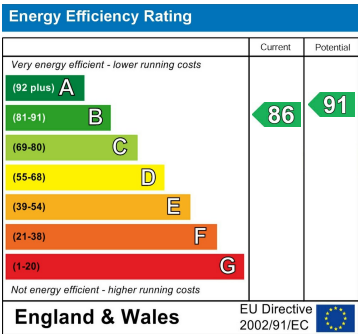
Area Map



Floor Plans



Energy Efficiency Graph



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