CLARK ESTATES



Linden Avenue

Tuxford, Newark, NG22 0JR

£170,000

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Situated on Linden Avenue in the village of Tuxford, this three-bedroom semi-detached home offers a great opportunity for buyers / investors. Offering a good amount of living space, the accommodation includes a welcoming entrance hall, a spacious lounge / dining area, a well-presented kitchen and a conservatory overlooking the rear garden.

Upstairs, the property offers three bedrooms, including two double rooms and a further bedroom which could make an ideal children's room, nursery or home office. A family bathroom completes the first-floor accommodation.

Outside, the property benefits from both front and rear gardens, along with a private driveway and separate garage. This property offers plenty of scope for buyers to put their own stamp on it and create a home to suit their own tastes and needs.

The location is another real advantage, with Tuxford offering a range of everyday amenities, including local shops, convenience stores, pubs and eateries. For those needing to commute or travel further afield, the A1 is







Description
SOLD WITH NO UPWARD CHAIN - This three bedroom family home is situated in a perfect location for the local amenities, schools and shops comes to the open market with vacant possession. The property briefly consists of; entrance hall, lounge / diner, kitchen and conservatory to the ground floor and three bedrooms and family bathroom to the first floor. To the outside there is a front and rear garden, driveway and garage.

Hallway
The property is entered via a porch, leading into the entrance hall. The hallway benefits from a side-facing window, allowing natural light into the space. Stairs with grey carpeting and a white wooden handrail are positioned to the left, with brown-toned laminate flooring completing the area.

Lounge / Dining Room 22'10" x 10'7" (8'0" into recess) (6.98m x 3.25 (2.45m into recess))
A versatile living and dining space, offering a good amount of room for both relaxing and entertaining. The room features laminate flooring, a front-facing window and a fireplace. There is direct access to the kitchen though the lounge, while French doors at the rear open into the conservatory, providing additional living space and access towards the garden.

Kitchen 8'7" x 8'2" (2.62m x 2.49m)
The kitchen is fitted with grey wall and base units, complemented by marble-effect worktops and tiled splashbacks. The room features dark tiled flooring, an electric cooker with extractor hood above, and an inset sink with space beneath for a washing machine. A rear-facing window overlooks the garden, brightening the space.

Conservatory 9'10" x 8'11" (3.01m x 2.73m)
Situated to the rear of the property, the conservatory offers additional reception space with views towards the garden. The room features a ceiling fan with integrated lighting, ceiling blinds and painted tiled flooring. A combination of windows and French doors provides plenty of natural light, with direct access out to the rear garden.

Stairs & Landing
The staircase leads to a welcoming first-floor landing, finished with carpeting and complemented by a white wooden balustrade. The landing features a window with fitted blinds and a radiator, creating a comfortable and practical space which provides access to all three bedrooms and the family bathroom.

Bedroom One 11'11" x 9'11" (3.65m x 3.03m)
A generously sized double bedroom situated to the rear of the property, offering ample space for a double bed and additional bedroom furniture. The room features fitted carpeting, a rear-facing window with a silver curtain pole and a radiator positioned beneath. A spacious and versatile room with plenty of potential to create a comfortable and relaxing retreat.

Bedroom Two 9'11" x 9'8" (3.03m x 2.95m)
A charming and well-proportioned double bedroom, featuring a front-facing window with a silver curtain pole and radiator positioned beneath. The room is finished with carpeting, with one wall featuring neutral-toned wallpaper which adds a subtle decorative touch. A handy built-in airing cupboard provides additional storage, making this a practical yet versatile room, ideal for guests, family members or even a comfortable home office.

Bedroom Three 6'4" x 6'3" (1.95m x 1.91m)
A cosy third bedroom, ideal for use as a child's bedroom, nursery or home office. This room makes practical use of the available space and benefits from fitted shelving, providing handy storage and display options. Further features include a front-facing window with blinds, carpeting and a radiator, making this a useful addition to the home's overall accommodation.

Bathroom 6'2" x 5'4" (1.90m x 1.64m)
A well-appointed family bathroom, finished with contemporary grey tiling and complementary silver fittings, creating a clean and modern feel. The suite comprises a bathtub with an electric shower and glass screen, wash basin and WC. The room is further complemented by a rear-facing window and extractor fan, ensuring good ventilation. A practical and comfortable space, perfectly suited to the needs of everyday family living.

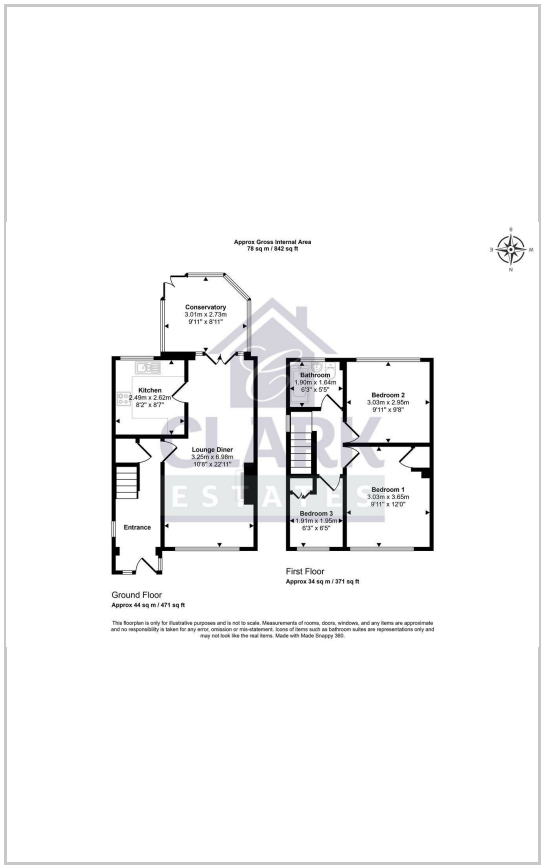
Outside
To the rear of the property a lawned garden is accessed via steps, providing a pleasant outdoor space to enjoy. The garden is enclosed by tall wooden fence panels, offering a degree of privacy, and also benefits from a large water butt. The property further benefits from a separate garage. Access to the garage is provided via a double gated driveway running along the side of the property. There is an additional lawned area situated to the front right-hand side of the property, adding to the outdoor space on offer. With both front and rear gardens, a private driveway and a separate garage, the property offers plenty of potential for those looking for a home with useful outdoor space and additional storage.

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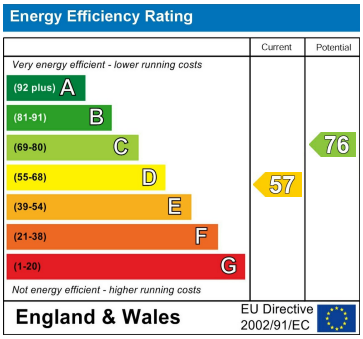
Area Map



Floor Plans



Energy Efficiency Graph



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