



Lexington Gardens

Tuxford, Newark, NG22 0LX

Offers over £230,000



Located in Lexington Gardens in Tuxford, this spacious three-bedroom detached home has been stylishly renovated by the current owners. They've transformed the interior into a welcoming, contemporary home with high-quality joinery, fixtures and décor throughout, making this property the perfect choice for anyone looking for effortless comfort.

The open living area has been cleverly designed to create both a cosy lounge - complete with LPG gas fire- and a comfortable dining area. Natural light floods in from both ends and the rear extension has been utilised well as child's playroom - keeping the main living area clutter-free!

The sleek kitchen ideal is positioned to the rear of the property, with plenty of worktop space, plus room to accommodate a large fridge, dishwasher and the built-in double oven. The addition of the downstairs WC has also been thoughtfully laid out to conveniently house the laundry.

Upstairs, the generous bedrooms and family bathroom offer comfort, style and privacy. The third bedroom is currently utilised well as a dressing room and additional storage, offering flexibility and versatility.



Description

A stunning three bedroom detached family home, a stone's throw away to local amenities. The property briefly comprises of a modern kitchen, cosy yet welcoming lounge / diner, downstairs WC. To the first floor is three bedrooms, bathroom and outside is a driveway, garage and a generous sized rear garden.

Entrance Hall 12'5" x 6'0" (3.81m x 1.84m)

Upon entering the property you are welcomed into the home via the hallway, comprising of herringbone flooring and radiator.

Kitchen 9'10" x 7'10" (3.00m x 2.41m)

The kitchen comprises of a range of wall and base units, stainless steel sink drainer with mixer tap, dishwasher, integrated electric oven and grill, four ring induction hob, tiled splashback, stainless steel extractor above, ample worktop space, space for an upright fridge freezer, herringbone flooring and a rear facing window.

Lounge / Diner 24'2" x 8'9" (7.37m x 2.69m)

This beautifully presented room offers a warm and welcoming family atmosphere. The lounge features an LPG gas fire with a feature mantelpiece, complemented by dado rails, ceiling coving, and herringbone flooring. The dining area continues the same stylish herringbone flooring and provides ample space for a dining table, along with matching dado rails, ceiling coving, and a radiator. The dual aspect of the large front facing window in the lounge and the doors leading into the conservatory allows natural light to flood the room.

Conservatory 9'10" x 8'9" (3.00m x 2.68m)

Flowing through from the dining room into the conservatory includes the herringbone flooring, radiator, side facing window and patio doors leading out into the rear garden.

Downstairs WC

The downstairs WC includes a WC, and space for laundry facilities.

First Floor Landing

Bright and airy first floor landing with carpet and side facing window.

Bedroom One 14'1" x 9'6" (4.31m x 2.90m)

The master bedroom is a double room with a front facing window, carpet, coving to the ceiling and radiator.

Bedroom Two 10'2" x 9'6" (3.11m x 2.90m)

Bedroom two is a double room with a carpet, radiator, and rear facing window.

Bedroom Three 8'1" x 7'9" (2.48m x 2.38m)

Bedroom three is a single room with a carpet, radiator, light and front facing window.

Bathroom 7'8" x 4'5" (2.34m x 1.37m)

The bathroom consists of vinyl flooring, electric shower above the bath, high gloss white vanity unit, sink, wc and part tiled walls with a rear facing window.

Outside

To the front of the property is the driveway allowing off road parking for several vehicles. To the rear is a paved area, access to the garage and a versatile lawned section with well established planting.

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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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