



## Lexington Gardens

Tuxford, Newark, NG22 0LX

Offers over £210,000



Nestled in the charming area of Lexington Gardens, Tuxford, Newark, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, making it a wonderful place to create lasting memories.

Tuxford is known for its friendly community and convenient amenities, providing a lovely backdrop for your new home. Whether you are looking to settle down or seeking a rental opportunity, this property is sure to meet your needs.

Do not miss the chance to view this charming house in a desirable location. It is a perfect blend of comfort and practicality, waiting for you to make it your own.



**Description**

An immaculate three bedroom semi detached property in the quiet location of Lexington Gardens, Tuxford. The property briefly comprises of a front porch, hallway, lounge, kitchen / diner and conservatory to the first floor. To the second floor there are three bedrooms and a shower room. To the outside there is an open plan front garden, gated driveway and access to the rear to a well kept rear garden with small bushes, seating area, outside water and electrics. Close to the schools and local amenities.

**Porch 6'9" x 3'11" (2.06m x 1.20m)**

The storm porch has laminate flooring and space for coats etc.

**Hallway 14'7" x 6'2" (4.46m x 1.89m)**

The property is entered from the porch into the carpeted hallway with a white wooden banister, carpet, radiator and understairs storage.

**Lounge 19'6" x 10'8" (5.95m x 3.27m)**

The lounge has dual aspect windows allowing the natural light to flood within, carpet, coving, ceiling light and a centre feature of a fire with a stone hearth and surround.

**Kitchen / Diner 17'11" x 8'7" (5.47m x 2.62m)**

The kitchen comprises of light wood wall and base units, black complimentary work surfaces, stainless steel sink, space for a washing machine, fridge /freezer, part tiled walls, built in four ring electric induction hob and fan assisted oven and microwave and an additional storage cupboard. The diner area is soft under foot with carpet and radiator with patio doors leading into the conservatory and a side facing upvc door onto the side driveway.

**Conservatory 16'0" x 8'6" (4.89m x 2.60m)**

With laminate tiled effect flooring, wall lights and access into the rear garden.

**Stairs & Landing**

With carpet leading to the first floor landing with two storage cupboards and loft access.

**Master Bedroom 13'10" x 9'10" (4.22m x 3.00m)**

A front facing double bedroom with dual aspect windows with carpet and radiator.

**Bedroom Two 9'10" x 9'7" (3.00m x 2.94m)**

A rear facing double bedroom with carpet and radiator.

**Bedroom Three 8'0" x 7'5" (2.44m x 2.28m)**

A front facing single bedroom with laminate flooring and radiator.

**Shower Room 7'5" x 6'3" (2.27m x 1.91m)**

The shower room comprises of a walk in shower cubicle with a pump fed shower, vanity sink and wc, part tiled walls and laminate flooring.

**Outside**

To the front and rear there are immaculate kept gardens with lawn, shrubs and small bushes, to the side there is a gated driveway, water supply and access to the rear garden, with lawn, shrubs, raised seating area and a wooden garden shed.

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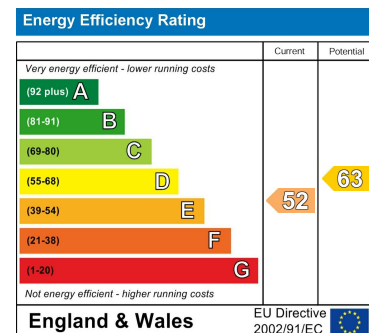
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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