



## The Pastures

Tuxford, Newark, NG22 0NJ

£650 Per month



Nestled in the charming area of The Pastures, Tuxford, Newark, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is designed to maximise space and light, creating a pleasant living environment throughout.

Situated in a peaceful neighbourhood, this home benefits from a sense of community while still being conveniently located near local amenities. Tuxford offers a range of shops, schools, and recreational facilities, making it an excellent choice for families and individuals alike.

This semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising area, this home in The Pastures is certainly worth considering. Don't miss the opportunity to make this lovely house your new home.



## Description

Located in a cul de sac in the heart of Tuxford, this three bed semi detached property consists of an entrance hall, lounge, kitchen, three beds and a family bathroom.

The are front and rear gardens and two parking spaces.

## Hallway

Entering the property through the front upvc into the hallway with carpet, cupboard with space for a dryer, central heating thermostat wall mounted with access to the ground floor rooms.

## Lounge 21'5" x 10'8" (6.54m x 3.27m)

A dual aspect room with two front facing upvc windows, patio doors to the rear and a wood burner with tiled hearth.

## Kitchen 9'10" x 8'10" (3.00m x 2.70m)

The kitchen has white country style wall and base units, vinyl flooring, stainless sink, space for a washing machine, fridge /freezer and cooker. Rear door leading into the enclosed rear garden.

## Stairs & Landing

Carpet staircase leading to the first floor with loft access.

## Bedroom One 10'5" x 10'3" (3.20m x 3.13m)

A double bedroom front facing with carpet and radiator.

## Bedroom Two 10'5" x 10'3" (3.20m x 3.14m)

A double bedroom rear facing with two upvc windows.

## Bedroom Three 7'2" x 8'9" (5'6" into recess) (2.20m x 2.68m (1.69m into recess))

A single room front facing with carpet and radiator.

## Bathroom 8'9" x 6'3" (2.67m x 1.92m)

The bathroom comprises of a white bathroom suite with bath with an electric power shower over, wc and hand basin.

## Outside

To the front of the property there is an open plan lawn with block paved area for two cars, oil tank and boiler cupboard. To the rear there is an enclosed rear garden with decking and lawn.

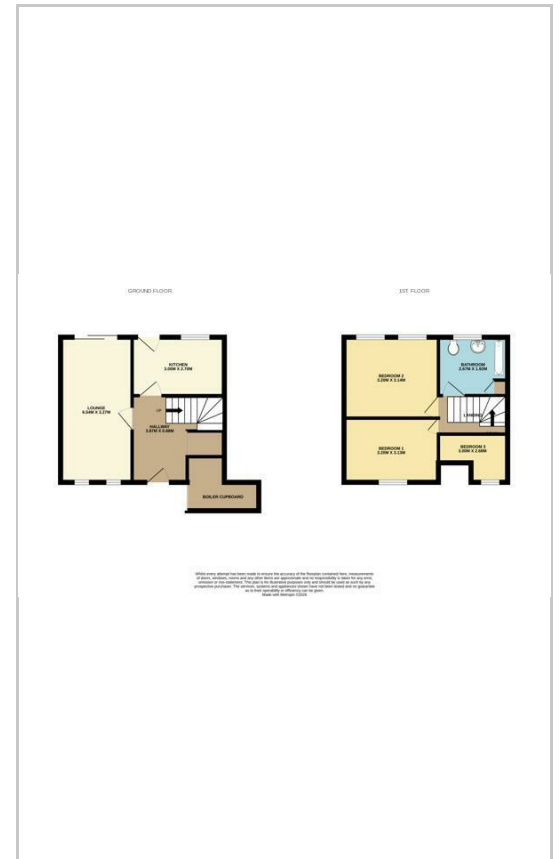
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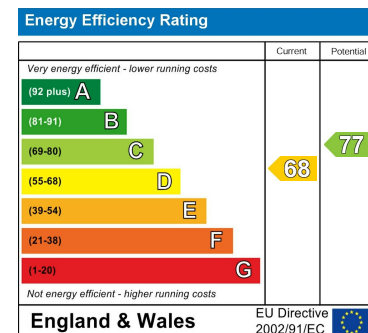
## Area Map



## Floor Plans



## Energy Efficiency Graph



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