



## Burleigh Court

Tuxford, Tuxford, NG22 0LE

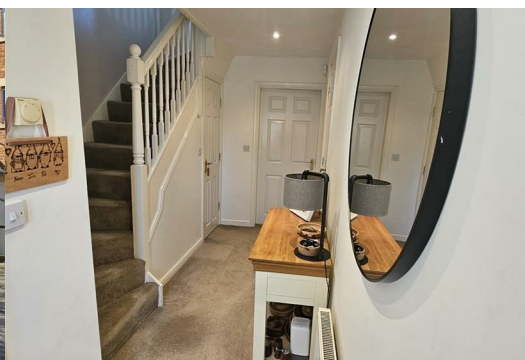
Offers over £230,000



Nestled in the charming area of Burleigh Court, Tuxford, Newark, this delightful townhouse offers a perfect blend of modern living and comfort. Built in 2006, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for families or those seeking a spacious home.

The versatile areas of open plan family space can be tailored to suit your lifestyle, whether you envision a cosy garden room or a vibrant play area for children. The natural light that floods these spaces creates a warm and welcoming atmosphere throughout the home.

The townhouse features four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. With enough room for family members or guests, these bedrooms can easily accommodate various needs, from a home office to a nursery.



### Description

This delightful well presented four bed town house situated in Tuxford, where residents can enjoy the benefits of a friendly community while being within easy reach of local amenities and transport links. This townhouse is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this property at Burleigh Court is a wonderful opportunity for those seeking a modern, spacious home in a desirable location. With its appealing features and practical layout, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely townhouse your new home.

### Hallway 16'6" x 4'6" (5.05m x 1.39m)

Entering the property into the hallway with carpet underfoot, radiator, heating thermostat and access to the ground floor cloak room and understairs storage and utility room. With an open plan white spindle stair case leading to the first and second floor of accommodation.

### Ground Floor Cloak Room 6'1" x 3'4" (1.87m x 1.04m)

The cloakroom consists of a wc and hand basin with vinyl flooring and an obscure front facing upvc window.

### Kitchen / Diner 16'4" x 9'4" (5.00m x 2.86m)

The kitchen / diner is a great family space with cream high gloss kitchen units with soft closing doors, four ring Bosch electric induction hob, fan assisted oven and grill, integrated fridge and dishwasher, vinyl flooring throughout leading to the open plan garden room and a rear facing upvc window overlooking the rear garden.

### Garden Room 8'9" x 6'2" (2.67m x 1.89m)

The garden room is a continuation of the great living space of the kitchen / dining room with large windows to the side and bi fold doors leading into the rear garden with stunning country views.

### Utility Room 8'3" x 8'6" (2.54m x 2.60m)

The utility room is derived from using space from the garage and is easily returned to a full garage if desired. Allowing for the noise of every day chores of washing and drying it allows for the washing machine and dryer, additional fridge / freezer space and general storage to be out of the way.

### First Floor

Leading up the carpet stairway to the first floor where the lounge and bedroom two and family bathroom is located.

### Lounge 16'1" x 13'3" (4.92m x 4.06m)

The lounge is a rear facing room with upvc window and French doors, carpet and a central feature of an electric flame effect fire with marble hearth and surround.

### Bedroom Two 11'4" x 9'6" (3.46m x 2.91m)

A double bedroom front facing with three double built in wardrobes, carpet and radiator.

### Bathroom 6'6" x 6'1" (2.00m x 1.87m)

The bathroom consists of a white bathroom suite; bath, wc, hand basin with a gravity fed shower, vinyl flooring, ladder towel rail, part tiled walls and extractor.

### Second Floor

Continuing onto the second floor with carpet and loft access.

### Master bedroom 14'2" x 10'8" (4.32m x 3.27m)

The master bedroom is a double room with two front facing windows, built in wardrobes, carpet and radiator and benefits from an en suite shower room.

### En Suite

The en suite comprises of a one and a half walk in shower cubicle with a gravity fed shower, glass shower screen, part tiled walls, wc and hand basin with a towel ladder rail and vinyl flooring.

### Bedroom Three 11'6" x 9'5" (3.53m x 2.88m)

A double bedroom with carpet and radiator and two upvc windows.

### Bedroom Four 9'10" 6'3" (3.00m 1.92m)

A single room rear facing with carpet and radiator.

### Outside

To the front of the property the tarmac driveway allows for off road parking leading to the garage with a small area of astro lawn, low maintenance slate border and an established tree.

To the rear there is a patio area outside the garden room stepping down onto the decking area, fully enclosed over looking the country side.

### Additional Information

The property benefits from secondary glazing.

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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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