



# Lexington Court

Tuxford, Newark, NG22 0NQ

£270,000

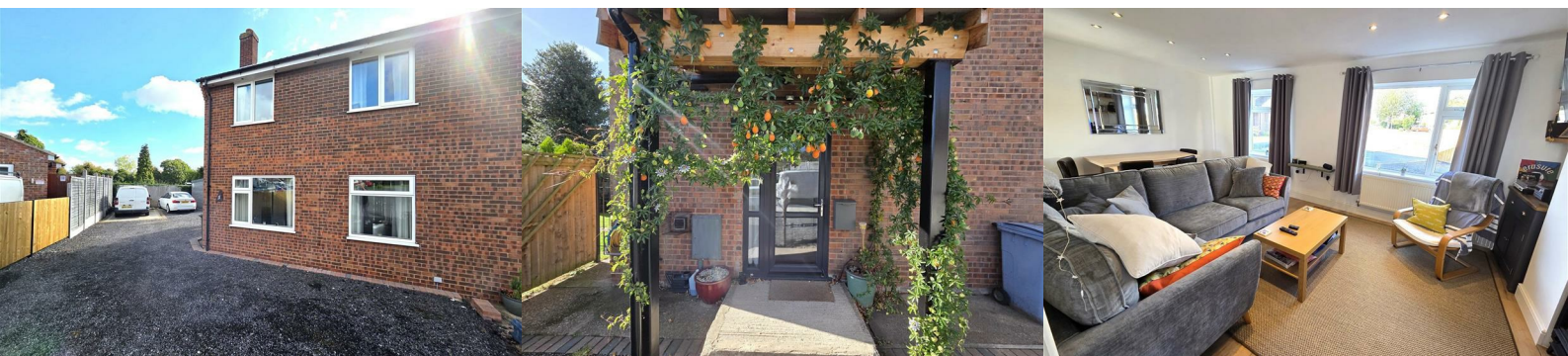


Welcome to this charming semi-detached house located in the desirable area of Lexington Court, Tuxford, Newark. This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features a modern bathroom, designed for both comfort and convenience. The layout of the property is practical and inviting, making it an ideal choice for anyone looking to settle in a friendly community.

One of the standout features of this home is the generous parking space, accommodating up to seven vehicles. This is a rare find and offers great convenience for families with multiple cars or for those who enjoy hosting gatherings.

Situated in Tuxford, this property benefits from a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links. Whether you are a first-time buyer, a family, or looking to downsize, this semi-detached house offers a wonderful opportunity to create a warm and welcoming home. Do not miss the chance to view this lovely property and envision your future in this charming location.



## Description

An immaculate family home with the additional benefit of an outside work space and garage with parking for up to six cars. The property inside briefly comprises of an entrance hall, lounge / diner, kitchen, three double bedrooms and modern family bathroom.

## Entrance

The property is entered from the side with a canopy trailing passion flower which creates a lush, romantic and slightly continental feel, a blend of natural architecture and botanical artistry. Upon entering the hallway the stairs rising to the first floor with storage under, uPVC window to the rear elevation, radiator with vTRV, floor standing central heating oil boiler and tiled flooring. The generous hallways allows space for coats and shoes to be stored.

## Lounge / Diner 19'4" x 11'1" (5.90m x 3.40m)

Leading through into the lounge with two UPVc double glazed windows to the front elevation making a bright and airy room, two radiators with TRVs, inset for a free standing electric fire, inset spots to the ceiling, laminate flooring and access to the kitchen.

## Kitchen 9'10" x 9'8" (3.00m x 2.95m)

A modern kitchen with mussel coloured wall and base units with soft closing doors and drawers, marble effect worktop with stainless steel sink, four ring electric hob with a fan assisted oven and chrome re-circulating extractor, space for washing machine and fridge / freezer, tiled floor, spots lights to the ceiling, radiator and tri fold doors leading to the rear garden.

## Stairs & Landing

With carpet leading up the open plan stair well with wooden balustrade onto the landing where there is access to the loft.

## Master Bedroom 13'1" x 9'10" (4.00m x 3.00m)

A double bedroom rear facing with carpet, radiator and storage cupboard built over the stairs and two ceiling lights.

## Bedroom Two 9'10" x 7'7" (3.00m x 2.32m)

A double bedroom front facing with carpet, radiator and ceiling light.

## Bedroom Three 9'5" x 7'10" (2.88m x 2.40m)

A double bedroom front facing with carpet, radiator, storage shelves to the alcove and ceiling light.

## Outside

One of the standout features of this home is the generous parking space to the front and side of the property accommodating up to six vehicles. This is a rare find and offers great convenience for families with multiple cars or for those who enjoy hosting gatherings. A secure gate leads into the rear garden which is full of colour. With several seating areas and a canopy over the kitchen bi fold doors with two lawns, block paved path leading to the workshop and an array of colour through the garden with a large trailing passion flower adding a continental feel as you sit amongst the floral smells of varied shrubs and plants. Outside electric and water supply.

## Bathroom 13'1" x 5'8" (4.00m x 1.75m)

A more than generous sized bathroom with a double walk in glass cubicle and pump fed shower, bath with centre taps, wc and hand basin. Part tiled splash back, vinyl flooring and over stairs storage cupboard.

## Workshop 17'4" x 15'10" (5.30m x 4.84m)

The workshop is a great addition to this property which could be a versatile room for what ever your desire. With French doors to the front entrance with a concrete floor, steel free standing structure with electric and lighting and side French doors leading onto the driveway. The garage can be accessed through an integral door.

## Garage 10'11" x 10'2" (3.35m x 3.12m)

The garage can be accessed through the up and over door or through the workshop and has power and lighting and its own consumer unit.

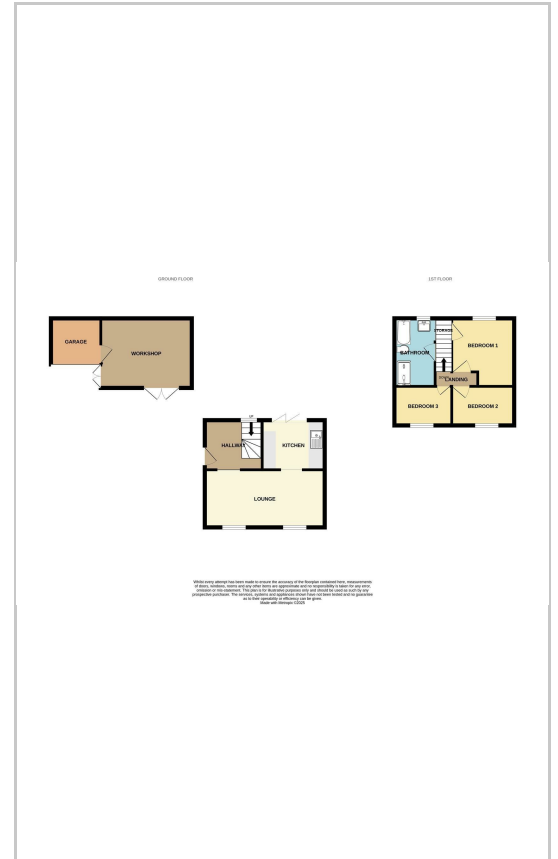
## Disclaimer

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

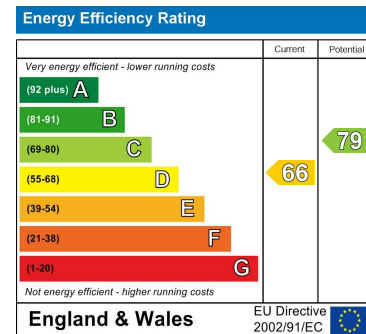
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk