



## Burleigh Court

Tuxford, Newark, NG22 0LE

£1,000



Welcome to this charming townhouse located in the picturesque Burleigh Court, Tuxford, Newark. This delightful property boasts a kitchen / diner, lounge, three cosy bedrooms and two bathrooms.

The two well-appointed bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze. This townhouse offers a perfect blend of functionality and style, ideal for modern living.

Situated in a desirable location, this property provides easy access to local amenities, schools, and transport links, making it a convenient choice for families or professionals. The quaint surroundings of Burleigh Court add to the appeal of this lovely home.

Don't miss the opportunity to make this townhouse your own and enjoy the comfort and convenience it has to offer. Book a viewing today and step into your future home at Burleigh Court, Tuxford, Newark.



## Description

A beautifully presented three bedroom town house in the popular location of Burleigh Court just a 5 minute walk up into the historical town of Tuxford. The property briefly comprises of kitchen / diner, lounge, three bedrooms, two bathrooms and a low maintenance fully enclosed rear garden.

### Kitchen 12'9" x 6'2" (3.89m x 1.90m)

The property is entered through the brand new composite door into the modern kitchen which consists of slate grey high gloss wall and base units, part tiled walls, fan assisted oven and grill, four ring electric hob, extractor fan, stainless steel sink with a twin bowl and a directional tap. Herringbone style LVT flooring leading through continuing into the lounge and recess lighting.

### Lounge 17'8" x 12'11" (5.40m x 3.94m)

Leading through into the lounge with a modern horizontal radiator, centre spot light, herringbone flooring, bi fold doors leading to the side garden and French doors leading to the rear porch.

### 1st Floor Landing

Leading off the kitchen up the carpet stair well onto the first floor landing with a wooden white painted spindle staircase leading to bedroom 2 & 3 and the family bathroom and airing cupboard housing the electric boiler and water tank.

### Master Bedroom 21'3" x 9'6" (6.49m x 2.90m)

The master bedroom is located on the second floor and is a double room with two and half built in wardrobes, carpet, recess lighting, radiator, rear facing Velux window and a front facing UPVC window. Additional wardrobes currently being installed.

### Master Ensuite 6'6" x 5'7" (2.00m x 1.71m)

The master ensuite has tiled wood effect flooring, part tiled and aqua board walls, recessed lighting, walk in shower cubicle with sliding glass door, gravity fed shower from boiler, slow release wc, sink, storage in eaves and Velux window.

### Bedroom Two 12'9" x 10'9" (3.90m x 3.29m)

Bedroom two is located on the first floor and is a rear facing double room with two upvc windows, carpet, recess lighting and radiator. Currently used as a gym.

### Bedroom Three 12'9" x 7'6" (3.90m x 2.30m)

Bedroom three is a double room with roller blinds, carpet, recessed lighting and two front facing upvc windows. Currently a home office.

### Family Bathroom 6'5" x 3'3", 288'8" (1.98m x 1.88m)

The family bathroom is located on the first floor and includes a feature brick effect wall, aqua board, modern radiator, free standing extra large bath with centre taps plus removable tap, slow release wc, LVT flooring, sink, extractor fan and recess lighting.

### 2nd Floor Landing

A carpet staircase leading to the second floor where the master bedroom is located.

### Outside

To the front of the property there is a driveway and space for parking for two vehicles at the front. To the rear of the property there is an enclosed garden which is low maintenance with two astro turf areas, raised decking area, built in chimney barbecue, fully enclosed with side gated access and outside electrics.

### Disclaimer

1. 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.

2. 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.

3. 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.

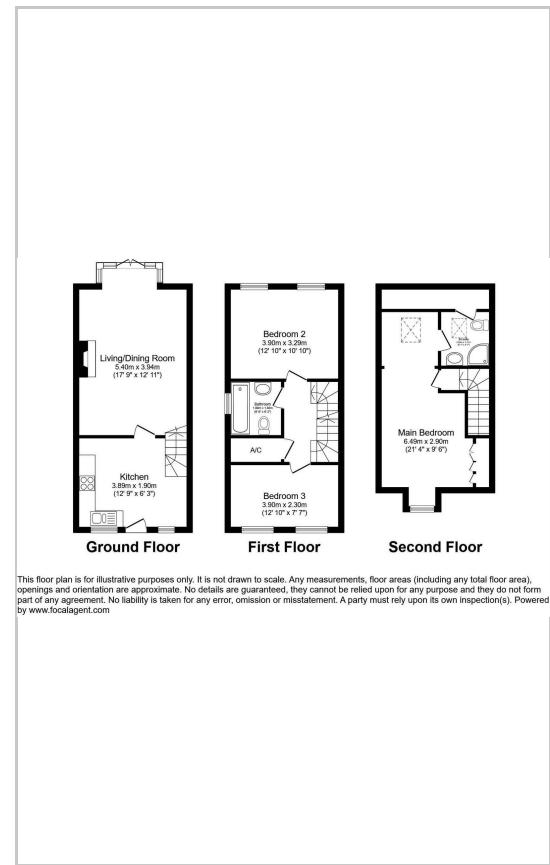
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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## Area Map

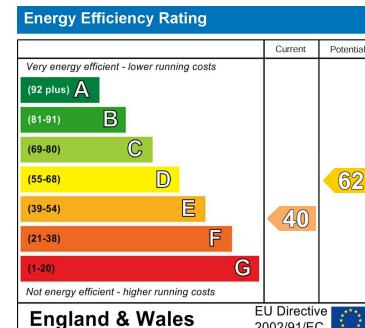


## Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floagent.com

## Energy Efficiency Graph



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