



## Eastfield Park

Tuxford, Newark, NG22 0JW

£75,000



## Description

RESIDENTIAL SITE - A two bedroom park home on a residential site briefly comprising of a kitchen / lounge, utility room, two bedrooms, en suite shower room with the benefit of solar panels, 2 year oil boiler, and a log burner. Garden to the rear with decking.

### Hallway 5'7" x 4'11" (1.72m x 1.52m)

The park home is entered through the upvc porch door where there is provisions for hanging coats.

### Kitchen / Lounge 19'8" x 8'7" (6.00m x 2.62m)

The kitchen / lounge is open plan with a range of wall and base units, stainless sink, four ring induction hob, fan assisted oven, storage cupboard housing the oil boiler, laminate flooring throughout with a log burner as secondary heating. Upvc windows to three aspects to allow the natural light to flood within.

### Utility Room 7'5" x 4'11" (2.28m x 1.52m)

The park home benefits from an utility room with worktop with space for under counter appliances, laminate flooring and side facing window.

### Bedroom One 12'5" x 9'8" (3.80m x 2.95m)

A rear facing double bedroom with laminate flooring, wardrobes and rear facing upvc window. Access to the en suite.

### En Suite 1.90m x 1.40m

The ensuite shower room comprises of a walk in shower cubicle with aqua board walls, wc and hand basin, side facing window.

### Bedroom Two 6'6" x 6'6" (2.00m x 2.00m)

A single bedroom side facing with an upvc window.

## Outside

The property benefits from a driveway, steps leading up to the composite decking area, astro turn lawn to the rear, metal storage sheds.

## Additional Information

The property benefits from a solar system with F.I.T payments, new upvc windows and a two and a half year old oil boiler.

## 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.

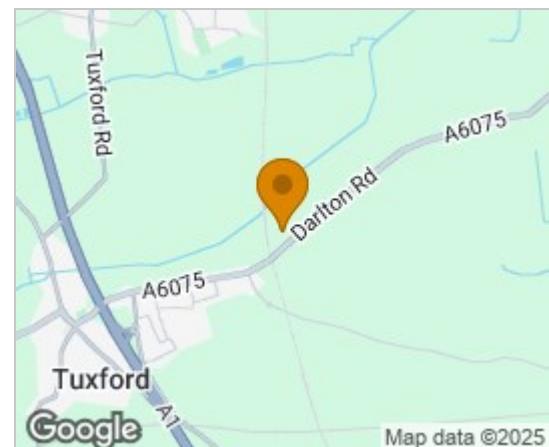
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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

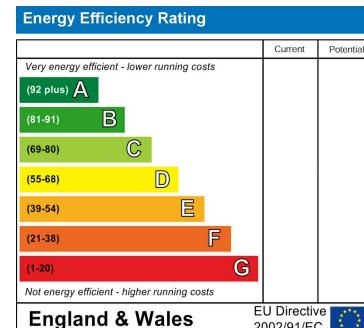


## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and converted into metric. No responsibility can be accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplanner 2022.

## Energy Efficiency Graph



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