



# Marnham Road

Tuxford, Newark, NG22 0JH

£460,000



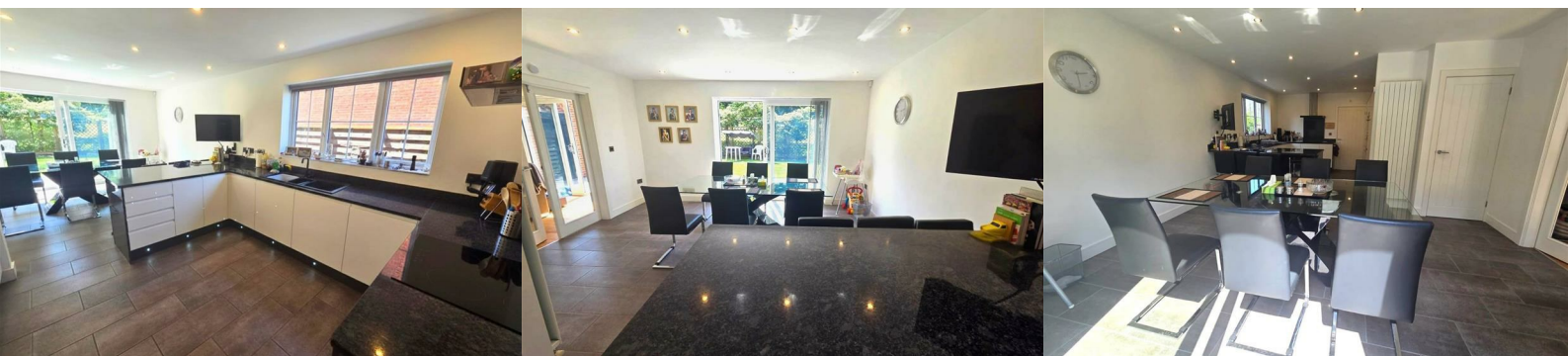
This impressive six bed, three bathroom detached home in Tuxford is the perfect spot for a growing family looking for their next home within the Tuxford Academy catchment.

At close to 190 square metres, this property is deceptively vast and set-up ideally for busy family living. With a large, modern kitchen/diner with doors leading out to the rear sun-drenched garden, warm and inviting lounge and handy utility room/laundry, this ground floor has all your conveniences covered.

Upstairs, the six generously sized bedrooms make it an excellent choice for larger families or those who enjoy hosting guests. The three well-appointed bathrooms ensure that morning routines run smoothly, and an additional cloakroom with WC means you're never caught short!

In proximity to a well-regarded school is top of your wish list, this home could not be in a better location - right on the door step of the highly sought after Tuxford Academy. Marnham Road benefits from being on the quieter side of the village, while remaining conveniently close to local amenities and transport links.

If you are seeking a spacious family home in an ideal setting, this residence on Marnham Road is definitely worth viewing to appreciate the accommodation on offer.



## Description

Ideally situated and laid-out for a growing family, this is an impressive property - in excess of 2000sq ft - with plenty of appeal. Six generously sized bedrooms and three bathrooms create comfortable and convenient living for family as well as guests, and the layout downstairs ensures every need is covered - The welcoming lounge is a space for relaxing, while the bright, open kitchen/diner is the hub of the home, and the handy utility means day-to-day household chores can be managed conveniently out-of-sight.

The large driveway and garage make parking a breeze, and the west facing rear garden creates the ideal backdrop for summer evenings enjoying the sunset.

## Entrance

You're welcomed into the inviting entryway at the front of the property. Leading to ground floor kitchen / diner, lounge and stairs taking you up to the first-floor. Controls for the Tado zoned heating system are found in the hallway.

## Lounge 22'6" x 12'2" (6.87m x 3.71m)

This warm and relaxing living room features oak flooring, a multi-fuel fire, two radiators, double glazed window to the front, and patio doors leading out to the rear garden.

## Kitchen / Diner 22'6" (9'11" into recess) x 14'10" (9'4" into rece (6.87m (3.03m into recess) x 4.53m (2.87m into rece)

The modern, well-equipped kitchen is a chef's and entertainer's dream. Featuring a range of fitted wall and base units in a high-gloss white with dark granite work surfaces and a breakfast bar that makes a handy spot for morning coffee or preparing school lunches. Included are a double electric oven, electric hob, extractor, integrated fridge and freezer, dishwasher, inset sink and drainer. The floor is tiled and heat efficiency is taken care of with a designer column radiator, double glazed window to the side and patio doors to the rear.

## Utility Room 10'11" x 7'10" (3.33m x 2.41m)

With wall and base units complementing the kitchen, the utility room offers ample storage space for household necessities and creates a convenient space for laundry or cleaning muddy boots (or paws!). You'll find plumbing for a washing machine, stainless steel sink and drainer, radiator, double glazed window to the front and a door giving access to the side and garden.

## Cloak Room 5'6" x 3'9" (1.70m x 1.16m)

A handy guest cloakroom on the ground floor with low level WC, wash hand basin, frosted double-glazed window to the side and radiator.

## 1st Floor Landing

Spacious area housing the airing cupboard and providing access to bedrooms, bathroom and the second floor.

## Bedroom One & En Suite 12'3" x 10'7" & 6'0" x 5'7" (3.75m x 3.25m & 1.83m x 1.72m)

Bright and spacious master suite with integrated wardrobes, and en-suite shower room with cubicle shower, WC and hand basin with vanity.

## Bedroom Three 11'5" x 10'6" (3.48m x 3.21m)

Currently set-up as a generously-sized office, this room could be easily reconfigured as a bedroom for one of the family, or as an inviting guest room.

## Bedroom Four 12'3" x 9'1" (3.74m x 2.77m)

An expansive double bedroom with double-glazed window looking out to the front of the property and radiator.

## Bedroom Five 11'5" x 8'8" (3.49m x 2.66m)

A bright and calming double bedroom with fitted wardrobes, window and radiator.

## Family Bathroom 8'8" x 7'7" (2.66m x 2.33m)

Floor to ceiling tiled bathroom in neutral colour palette, with WC, wash hand basin and vanity, shower cubicle, panelled bath, and frosted double glazed window to the side.

## 2nd Floor Landing

Carpeted landing with natural light coming through the Velux-style window, and providing access to the 2nd floor bedrooms plus a handy storage cupboard.

## Bedroom Two 12'4" x 9'11" (3.77m x 3.03m)

Spacious and bright, this bedroom would make an ideal space for a teenager. Fitted wardrobes provide added convenience and two Velux-style roof windows ensure ample natural light and ventilation. Currently utilised as a gym by the vendors.

## Bedroom Six 11'3" x 7'9" (3.44m x 2.38m)

The single sized room on the 2nd floor provides a flexible space, whether you need additional bedroom space, a quiet spot for reading or relaxation, or a hideaway for the kids.

## Bathroom 7'2" x 7'7" (2.20m x 2.33m)

Ensuring those occupying the 2nd floor bedrooms are fully-equipped, the tiled bathroom provides a panelled bath with overhead shower, WC and wash basin with vanity, plus Velux-style window.

## Outside

This home benefits from a large plot, with driveway and off-street parking to the front, access to the garage and side gate leading to the enclosed rear garden. The garden is partially laid to lawn with a slabbed patio area giving access to the rear of the house.

The property benefits from an EV car charger located to the front of the house.

## Garage 18'9" x 11'0" (5.74m x 3.37m)

A single, brick-built garage with alarm, up-and-over door, rear door access. The garage is powered with electrics and lighting, and there is additional storage in the roof space accessed by an attached loft ladder.

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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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