



## Aspen Close, Tuxford, NG22 0QA

£300,000 Freehold

- Generous FOUR BEDROOM Detached Bungalow Measuring Approximately 1249 Sq Ft. • Includes a Self-Contained Annexe for Family Members, Carers or an Additional Source of Income • Solar Panels Significantly Reduce Running Costs • Ample Driveway Catering for Several Vehicles • Two-Tiered, Low Maintenance Rear Garden & Handy Garden Shed • Advantageously Placed in the Well Served Market Town of Tuxford • Easy Access to Everyday Amenities, Cafés, Traditional Pubs, Post Office, Schools for All Age Groups & Excellent Road & Rail Links



A generous FOUR BEDROOM detached bungalow, benefitting from a self-contained annexe consisting of a kitchen, bedroom and shower room, with its own entrance. Such space lends itself to a family who have relatives stay, a teenager requiring a space of their own, or a purchaser looking for an additional source of income, or have a carer stay with them. The main living accommodation, extended under previous ownership, briefly comprises an entrance hall, lounge with provisions for a cosy log burner, kitchen diner, garden room, master bedroom enjoying fitted furniture, two further bedrooms, one currently utilised as a home office, a shower room, and an additional WC. Outside sees an ample driveway, whilst a two-tiered, low maintenance garden resides to the rear. Advantageously placed in the well served market town of Tuxford, ever popular for its practicality for commuting to areas further afield via the A1, the plot enjoys easy access to everyday amenities, cafés, traditional pubs, a Post Office, and schools for all age groups. Tuxford Academy, having most recently achieved a good Ofsted rating, is just a brief drive away.



Council Tax band: C

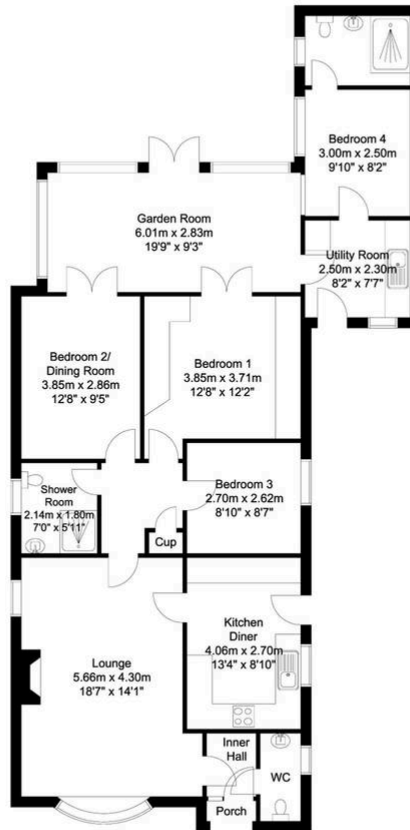
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:  
E







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
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