



Newcastle Street, Tuxford, NG22 0LN

Offers in Region of **£525,000**

We are delighted to welcome this commodious FIVE DOUBLE BEDROOM detached family home to the market, boasting a walk in wardrobe and master en suite to the sizeable master bedroom. Set over three storeys and showcasing underfloor heating to the ground floor with individual thermostats to each room, the impressive living accommodation briefly comprises of entrance hall, lounge, kitchen diner, utility room, sitting room, ground floor WC, master bedroom complete with master en suite and walk in wardrobe, four further generous bedrooms, two of which benefit from a shared bathroom, and a lavish family bathroom. Outside sees an extensive private driveway leading to a detached double garage equipped with power and lighting, with a reinforced loft space previously utilised as a home gym. Enclosed and to the rear reside two Easterly facing patio areas, and a well kept laid to lawn space. Advantageously placed in the esteemed historic market town of Tuxford, ever popular for its practicality for commuting to areas further afield via the A1, this well placed plot enjoys close proximity to a wealth of conveniences, traditional pubs and educational establishments. Tuxford Academy, having most recently achieved a good Ofsted rating, is just a short drive away. Viewings are highly recommended to fully appreciate the contemporary accommodation and convenient town setting being offered for sale.









- Commodious FIVE DOUBLE BEDROOM Detached Family Home Measuring in Excess of 2432 Sq Ft.
- Master Bedroom Complete with Master En Suite & Walk In Wardrobe
- Underfloor Heating to the Ground Floor with Individual Thermostats to Each Room
- Extensive Private Driveway & Detached Double Garage Providing Ample Parking
- Enclosed Laid to Lawn Rear Garden with Two Easterly Facing Patio Areas
- Advantageously Placed in the Esteemed Historic Market Town of Tuxford
- Close Proximity to Conveniences, Traditional Pubs, Tuxford Academy & Excellent Commuter Links

Council Tax band: E

Tenure: Freehold

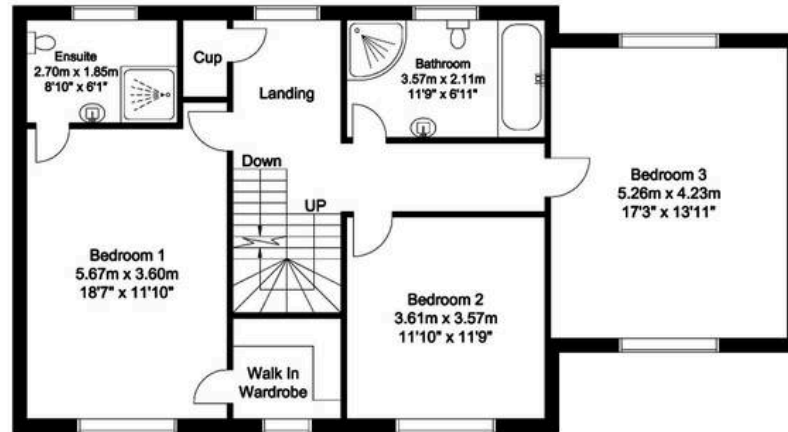
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





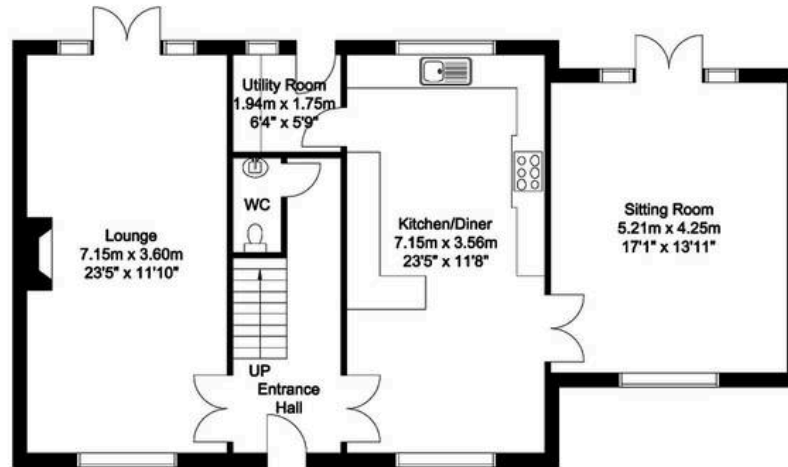
First Floor
89 sq m/957.98 sq ft
Approx.



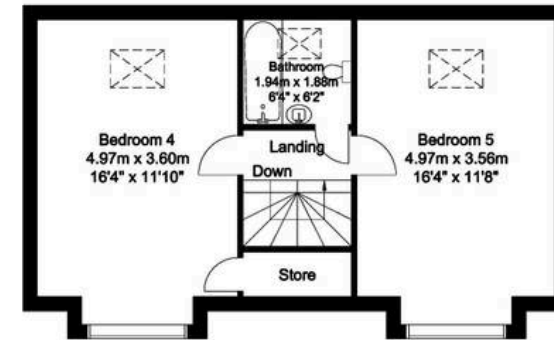
Outbuilding
23 sq m/247.56 sq ft
Approx.



Ground Floor
89 sq m/957.98 sq ft
Approx.



Second Floor
48 sq m/516.66 sq ft
Approx.



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..