



38 LEXINGTON GARDENS TUXFORD

A well presented three bedroom, modern, detached family home in small and favoured cul de sac location benefits include a good sized lounge dining room leading into a brick based conservatory. There is a modernised kitchen and bathroom. Parking for several vehicles, detached garage and good sized enclosed garden.

£215,000

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BROWN & CO

Property and Business Consultants

38 LEXINGTON GARDENS, TUXFORD, NEWARK, NOTTINGHAMSHIRE, NG22 0LX

LOCATION

The property benefits from a great range of local amenities and services including shopping, doctor's surgery, public houses and educational facilities via primary school and Tuxford Academy. The village is ideal for accessing the area's excellent transport links, particularly the A1 from which the wider motorway network is available, plus good rail links at Retford to the north and Newark to the south.

DIRECTIONS

Leaving the A1 at Markham Moor (A57 intersection) taking the B1164, Great North Road to Tuxford. On entering the village turn right onto Newcastle Street, proceed along the road and take the second left onto Orchard Crescent and then first right onto Lexington Gardens. At the T-junction turn right and no. 38 will be found on the right hand side.

ACCOMMODATION

Half glazed composite door into

Brick built **ENTRANCE PORCH** with part wood panelled walling, double glazed reeded door into

ENTRANCE HALL 12'10" x 6'0" (3.95m x 1.85m) side aspect double glazed picture window, stairs to first floor landing with under stairs storage, grey wood grain effect laminate flooring.

LOUNGE DINING ROOM 24'2" x 10'8" to 8'9" (7.37m x 3.28m to 2.70m)

Lounge Area front aspect double glazed picture window. Feature painted wood fire surround with patterned tiled insert, coal effect gas living flame fire on raised marble hearth. Wood grain effect laminate flooring, TV point, dado rail.

Dining Area double glazed patio doors into the

CONSERVATORY 9'3" x 8'0" (2.82m x 2.45m) brick base with double glazed windows and double glazed French doors into the garden. Radiator, wall light points and polycarbonate ceiling.

KITCHEN 9'8" x 7'9" (2.99m x 2.41m) rear aspect double glazed window dove grey coloured high gloss base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, built in electric oven and grill, Hotpoint four ring halogen hob with glass splashback with stainless steel extractor canopy over, space for upright fridge freezer, ample wood effect working surfaces with matching upstands, grey wood grain effect laminate flooring.

FIRST FLOOR GALLERY STYLE LANDING side aspect double glazed window, access to roof void, built in cupboard housing Baxi wall mounted calor gas fired central heating combination boiler with shelving.

BEDROOM ONE 14'0" x 9'5" (4.29m x 2.90m) front aspect double glazed window.

BEDROOM TWO 9'9" x 9'5" (3.02m x 2.89m) rear aspect double glazed window with views to the garden.

BEDROOM THREE 7'6" x 6'9" (2.32m x 2.11m) front aspect double glazed window, small built in cupboard.

REFITTED BATHROOM 7'6" x 5'3" (2.30m x 1.68m) rear aspect obscure double glazed window, three piece white suite with panel enclosed bath and contemporary mixer tap, Triton Avena electric shower over with glazed shower screen. Vanity unit with low level wc with concealed cistern, inset sink with contemporary mixer tap, white high gloss coloured cupboards. Part tiled walls, extractor, chrome towel rail radiator. Grey wood grain effect flooring.

OUTSIDE

The front of the property is open planned with dropped kerb giving access to the herringbone style block paved driveway providing ample parking for several vehicles. An area of sculptured lawn. Wrought iron double gates leading to the side herringbone block paved driveway and this in turn leads to the concrete sectional **SINGLE GARAGE** with metal up and over door, recently reroofed. The driveway leads to the open plan part of the first garden where there is pebbled area, raised paved area for the calor gas bottles. Full width slightly raised herringbone style block paved patio with pebbled surround and fenced to one side. Brick arch with gate, walling and trellising leading to the second part of the garden, which is fenced to all sides, a good area of lawn and is edged with partially raised slated shrub, flower beds and borders.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

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 finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

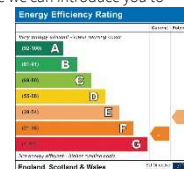
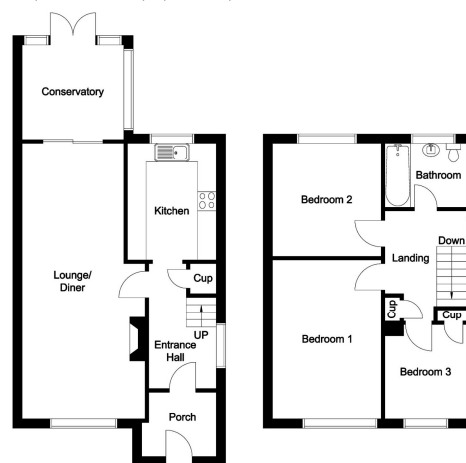
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to These particulars were prepared in April 2022.



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