



BLUEBELL COTTAGE BLUEBELL YARD, TUXFORD

A good sized and nicely tucked away, three double bedroom semi detached house with a side aspect lounge with open fireplace and double French doors leading into the private garden, modern shaker style kitchen. Master bedroom with en suite shower room as well as two further double bedrooms and family bathroom. Externally there are gardens to the property and parking for one possibly two cars. No onward chain.

£210,000

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BROWN & CO

Property and Business Consultants

BLUEBELL COTTAGE, BLUEBELL YARD, TUXFORD, NEWARK, NG22 0LD

LOCATION

Bluebell Cottage is close to the heart of the popular village of Tuxford with local amenities including public house, post office, convenience stores as well as good accessibility to Tuxford Academy. The A1 is within comfortable driving distance and both Newark and Retford have a mainline railway station service on the London to Edinburgh intercity link. There are also countryside walks close by as well as the A57 linking to Lincoln city.

DIRECTIONS

What3words///youths.lawfully.gazed

ACCOMMODATION

Obscure glazed UPVC wood grain door into

ENTRANCE HALL with ceramic tiled flooring, moulded wooden skirtings and matching door architraves. Central heating thermostat control, turning stairs to first floor landing.

LOUNGE 16'8" x 13'0" (5.12m x 4.00m) with side aspect small bay window with French doors to the garden and two additional double glazed windows. Feature fireplace with raised brick hearth and matching surround and wooden bressummer, oak flooring, moulded wooden skirtings, wall light points, TV and telephone points. Exposed ceiling timber.

BREAKFAST KITCHEN 12'0" x 13'0" (3.70m x 4.00m) maximum dimensions, three double glazed windows overlooking the gardens. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine, space for two further appliances plus free standing cooker. Ample wood effect working surfaces, part tiled walls. Understairs storage area, spotlighting, exposed ceiling timber.

FIRST FLOOR

LANDING side aspect double glazed window. Built in cupboard housing Grant wall mounted oil fired central heating boiler with hot water cylinder below and fitted immersion. Door to second floor landing. Central heating thermostat.

BEDROOM ONE 12'9" x 12'10" (3.92m x 3.96m) dual aspect double glazed window and arched double glazed window overlooking the side aspect. Wood moulded skirtings, TV aerial lead, telephone point, door to

EN SUITE SHOWER ROOM tile enclosed shower cubicle with electric shower, handheld attachment and bifold glazed screen. Wall mounted hand basin with mixer tap, low level wc, ceramic tiled flooring, tiled walls, chrome towel rail radiator, extractor and recessed lighting.

BEDROOM THREE 9'0" x 7'3" (2.76m x 2.23m) double glazed window, wood moulded skirtings, TV aerial lead.

FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite with wood panel enclosed bath with handheld mixer tap/shower attachment, pedestal hand basin, low level wc, part tiled walls.

Stairs to **SECOND FLOOR** leading directly into

BEDROOM TWO 29'7" x 10'5" (9.05m x 3.20m) maximum dimensions, some reduced head height. The room is divided into two areas. Subject to some cosmetic attention this could create two rooms. Three double glazed Velux windows, spotlighting, wood panelled ceiling, exposed ceiling timbers.

OUTSIDE

The property is accessed via a long driveway off Ollerton Road leading to the off road parking for two vehicles which leads to the garden which is walled and fenced to all sides. There is a timber shed, oil tank currently screened by ivy. Good areas of lawn with path and patio to the front.

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 tba.

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.

These particulars were prepared in February 2023.



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