



THE HAVEN & BEVERCOTES HOUSE, TUXFORD
£450,000

BROWN & CO

THE HAVEN & BEVERCOTES HOUSE, BEVERCOTES LANE, TUXFORD, NEWARK, NOTTINGHAMSHIRE, NG22 0LQ

DESCRIPTION

A versatile and extended 4/5 bedroom detached bungalow on a good sized plot with the added benefit of a detached two bedroom annexe/home office (Bevercotes House). The property abuts fields to the rear and has a good sized living room overlooking the rear garden, large kitchen/breakfast room and master bedroom suite. Externally there is garaging and additional parking.

LOCATION

Tuxford benefits from a great range of 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

what3words///

ACCOMMODATION

COVERED ENTRANCE PORCH with half glazed composite door with obscure leaded light glazed insert and matching side windows into

GOOD SIZED ENTRANCE HALL 14'7" x 10'4" (4.48m x 3.18m) with spiral staircase leading to the first floor.

UTILITY ROOM front aspect obscure glazed leaded light slimline windows to the front, wall mounted Worcester LPG gas fired central heating boiler, space and plumbing for washing machine and one further appliance. Working surfaces.

LOUNGE DINING ROOM 28'4" x 15'7" (8.67m x 4.79m)

Lounge Area feature fireplace with coal effect fire with raised hearth. Two side aspect double glazed windows.



Dining Area sliding patio doors into the garden. TV and telephone points. Wall light points. Arched glazed door into additional inner hallway.

KITCHEN BREAKFAST ROOM 26'0" x 11'7" (7.95m x 3.56m) with double glazed windows to front and side and half glazed composite stable door to the garden. A good range of base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, space and plumbing for dishwasher, built in electric oven, grill and microwave. Integrated fridge and freezer. Ample working surfaces, TV aerial point, exposed ceiling timbers, spotlight and recessed lighting, part tiled walls, part brick faced walling.



BEDROOM ONE 16'6" x 12'6" (5.05m x 3.84m) rear aspect double glazed window with views to the garden and fields. A range of built in wardrobes with hanging and shelving space. Tv aerial point. Arch to



DRESSING AREA built in floor to ceiling wardrobes with hanging and shelving space. Door to

EN SUITE SHOWER ROOM side aspect obscure double glazed window, tile enclosed shower cubicle with mains fed shower and bifold glazed screen. Vanity unit with mixer tap, cupboards below and display work surface around. Low level wc. Ceramic tiled flooring, part tiled walls, wall mounted mirror and shaver socket.

BEDROOM TWO 16'0" x 11'2" (4.90m x 3.41m) measured to rear of range of built in bedroom furniture incorporating one double and one single wardrobe with hanging and shelving space and cupboards above. Rear aspect double glazed window with views to the garden and fields beyond. A kneehole dressing table unit with drawers to either side. TV aerial lead and telephone point.



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BEDROOM THREE 11'9" x 10'0" (3.63m x 3.08m) front aspect double glazed window.

BEDROOM FOUR 11'9" x 0'2" (3.62m x 3.11m) side aspect double glazed window, laminate flooring, spotlighting.

FAMILY BATHROOM side aspect obscure double glazed window, white panel enclosed bath with mains fed shower and glazed screen. Inset vanity unit with a good range of cupboards below and display working surface. Ceramic tiled floor, part tiled walls, recessed lighting, dado rail.



SEPARATE WC front aspect obscure double glazed window, white low level wc.

FIRST FLOOR LANDING

BEDROOM FIVE 15'0" x 14'0" (4.60m x 4.29m) with two rear aspect Velux windows. Wood panelled walls and ceiling with exposed ceiling timbers and built in wardrobes with hanging and shelving.

OUTSIDE

The front is walled with two sets of double wrought iron gates giving access to the in and out tarmac driveway providing parking for several vehicles. External lighting and some established shrubs. The side garden is retained by dwarf brick wall, external lighting and water supply. Mainly lawned with shrub, flower beds and borders. Paved patio. Access to **EXTERNAL WC** with coloured low level wc and rear aspect window. Pedestrian

access to the rear garden which is of a good size and is mainly lawned with fencing and wall surround. A good selection of established shrubs. Raised pebbled rockery area, additional paved patio and from Bevercotes Lane is a five bar gate giving access to the driveway with parking for several vehicles which leads to the **DETACHED ANNEXE/GARAGING** comprising one double length tandem garage with two separate entrances, one with up and over door and two separate doors.

BEVERCOTES HOUSE

half glazed UPVC door into

ENTRANCE VESTIBULE with stairs to first floor, door to

KITCHEN BREAKFAST ROOM 14'0" x 12'9" (4.28m x 3.94m) front aspect double glazed window. A good range of base and wall mounted cupboard and drawer units with single sink drainer unit, space and plumbing for washing machine, space for two further appliances, electric oven and four ring hob. Ample working surfaces, part tiled walls, extractor. Spotlight.

FIRST FLOOR

OPEN PLAN LIVING ROOM 12'9" x 12'9" (3.94m x 3.94m) dual aspect double glazed windows to front and side. TV aerial point. Built in over stairs cupboard. Access to loft space.

BEDROOM ONE 16'10" x 10'0" (5.17m x 3.05m) dual aspect double glazed windows to front and side. A good sized room.

BEDROOM TWO 10'10" x 5'0" (3.34m x 1.54m) front aspect double glazed window.

SHOWER ROOM rear aspect obscure double glazed window. Corner fitted tile enclosed shower cubicle with glazed screen, and electric shower. Low level wc, wall mounted hand basin, part tiled walls and extractor fan.

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 The Haven is in Band E and Bevercotes House is in Band A.

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 finalising 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.

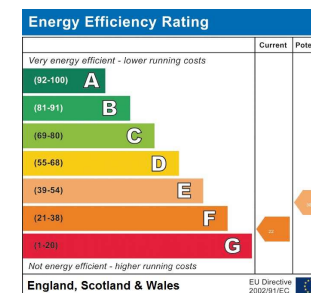
Viewing: Please contact the Retford office on 01777 709112.

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.

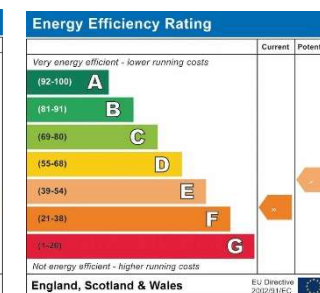
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in March 2023.



The Haven



Bevercotes House



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