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Dalston House, Clark Lane, Tuxford, Newark, Nottinghamshire, NG22 0LZ £560,000



Property Description

An historic six bedroomed family house set in a 0.67 acre private plot. This red brick Edwardian property boasts the typical large reception rooms and retains many original features including high ornate ceilings to the interior and ornate stone friezes and lintels to the exterior creating a truly impressive facade. Viewing highly recommended. NO UPWARD CHAIN. EPC rating F.

TUXFORD

Tuxford is an historical market town in the north of Nottinghamshire. Historical interests include the "village lock up" one of only four to be found in Nottinghamshire, the building holds two cells,. Tuxford Windmill is a tower windmill, built in 1820 and recent restorations allow the Windmill to be open to visitors including tearooms. Schooling can be found at the Tuxford Primary Academy and the Tuxford Secondary Academy which boasts an "outstanding" Ofsted rating. Local amenities include The Tuxford Medical Centre and a variety of shops including a local Co-op and hardware store. Close links to A1, Newark and Retford main line rail stations.

ENTRANCE HALL

A very impressive large entrance hall entered via the inset porch. The glazed entrance door with glazed side panels sits below the beautiful stained glass window. The hallway has a lovely Edwardian wide staircase which rises to the first floor. Ornate glazed ceramic tiles to the half wall. Ornate ceiling panel. Radiator. Doors to ;-



DRAWING ROOM

22' 00" x 11' 11" (6.71m x 3.63m) A large reception room with two large box bay windows. Central feature stone fireplace housing the LPG living flame fire. Ornate ceiling, deep coving and picture rail. Radiator. TV point.

DINING ROOM

20' 00" x 18' 02" (6.1m x 5.54m) Another large reception room with box bay to the front elevation mirroring the drawing room, further window to the side elevation. Ornate ceiling panels, coving and picture rail. Fireplace inset with LPG living flame fire. Radiators.

REAR ENTRANCE HALL/UTILITY

14' 07" x 14' 07" (4.44m x 4.44m) Having ceramic tiled flooring. Space and plumbing for two washing machines and tumble dryer and plumbing for double American fridge/freezer. Useful understairs cupboard. Double doors open to the:-

BREAKFAST KITCHEN

19' 05" x 11' 06" (5.92m x 3.51m) Fitted with a wide range of wall and base oak cabinets and surmounted by a ceramic black tiled working surface inset with sink and drainer and extending to create a useful breakfast bar. Combination LPG and electric cooking range with stainless steel extractor hood. Adam style marble feature fireplace with LPG living flame fire. Window to the side elevation. Ornate ceiling. Ceramic tiled flooring. Cupboard off housing electrical fuse board.

SUN LOUNGE

19' 10" x 9' 01" (6.05m x 2.77m) Having a brick base with double glazed hardwood windows. Ceramic tiled flooring. Doors to:-



CLOAKROOM

7' 06" x 3' 10" (2.29m x 1.17m) Fitted with white suite comprising low suite Wc and wash hand basin. Recently installed Worcester combi oil boiler.

SAUNA ROOM

7' 03" x 3' 10" (2.21m x 1.17m) Fitted out with wood panelled walls, ceiling, benches and sauna heater.

FIRST FLOOR LANDING

The wide staircase leads to the first floor where it divides to give access to the front and rear elevations. The galleried landing has windows to the front and rear. Radiators.







BEDROOM ONE

20' 04" x 18' 02" (6.2m x 5.54m) Having two windows to two elevations. Feature fireplace. Radiators. Double walk-in wardrobe. Door to:-

EN-SUITE

6' 08" x 5' 07" (2.03m x 1.7m) Having a corner shower with curved screen, low suite WC and wash hand basin.

BEDROOM TWO

14' 09" x 12' 02" (4.5m x 3.71m) Window to the side elevation. Electric wall mounted heater.

BEDROOM THREE

18' 01" x 11' 01" (5.51m x 3.38m) Window to the side elevation. Walk-in storage cupboard. Radiator and wall mounted electric heater.

BEDROOM FOUR

13' 08" x 11' 01" (4.17m x 3.38m) With Dutch window lights to bedroom three and first floor landing. Radiator.

BOX ROOM FIVE/STUDY

11' 04" x 7' 02" (3.45m x 2.18m)

FAMILY BATHROOM

15' 01" x 9' 01" (4.6m x 2.77m) A large bathroom with two windows to the side elevation. Having a white suite comprising free standing roll top bath, corner shower cubicle, wash hand basin and low suite WC. Large storage cupboard with sliding doors. Radiator.

ATTIC BEDROOM SIX

14' 09" x 16' 05" (4.5m x 5m) With further recreational space (9'02" x 7'11"). Stairs rise to the second floor. Having exposed ceiling beams, two velux window lights. Storage cupboard off. Wall mounted electric heater.

GARDEN PLOT

The property sits on a garden plot of approximately 0.67 acres. With a sweeping driveway accessed via an electric sliding gate with ample secure parking and leads to the separate double garage. The tree lined wall with brick pillars inset with iron railings forms the boundary to Clark Lane. A frieze of "Sunflowers" can be found on the Clark Lane gable depicting the date of 1903 set under the decorative bargeboard, a local focal point. A formal lawned area can be found to the front edged in part by a dwarf brick wall. The gardens extend to the side and are mainly laid to lawn and has a delightful pond and pergola, also a large gazebo. A pathway leads to a further garden which is currently part used for vegetable growing, with large storage shed and greenhouse. The garden benefits from subtle night time lighting.

SERVICES

Electricity is connected to the property. Mains drainage. Heating oil and LPG storage tanks. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

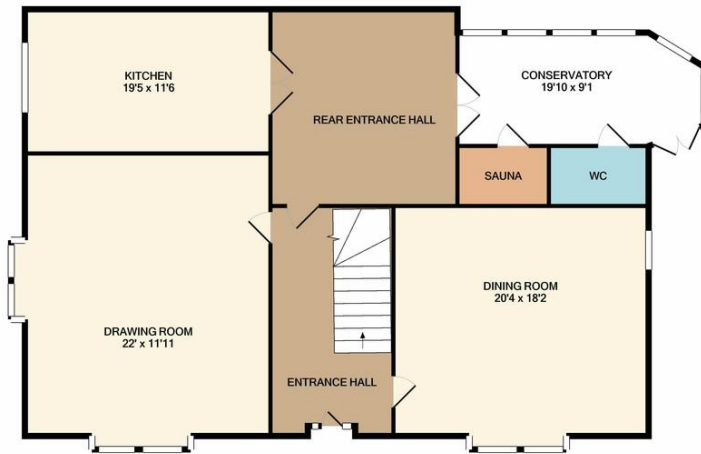
Freehold with vacant possession. No upward chain.

VIEWING

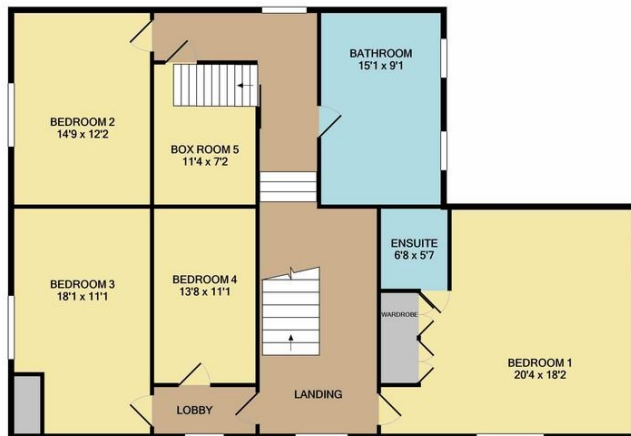
By appointment with the agents office.

LOCAL AUTHORITY

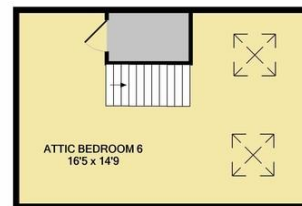
Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH



GROUND FLOOR
APPROX. FLOOR
AREA 1677 SQ.FT.
(155.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1423 SQ.FT.
(132.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 3459 SQ.FT. (321.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.