



HUNTERS[®]
HERE TO GET *you* THERE

Marnham Road, Tuxford, NG22 0JH | £279,995
Call us today on 01777 711122



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
		69	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		62	67
England & Wales		EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



A spacious 3 bedroom DETACHED BUNGALOW located on the outskirts of Tuxford and only a stones throw from Tuxford Academy. The Bungalow occupies a substantial plot and benefits from OIL FIRED CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN and EN-SUITE.

SUMMARY

A spacious three bedroom detached Bungalow located on the outskirts of Tuxford yet only a stones throw from the renowned Tuxford Academy. The Bungalow, which occupies a substantial plot, offers versatile accommodation complemented by Oil Central Heating and uPVC Double Glazing.

LOCATION

Tuxford is a popular market Town located approximately 7 miles from Retford and within commuting distance of Newark, Lincoln, Nottingham and Sheffield via the A1 motorway. The Town offers a range of local shops and services including Doctors Surgery, Post Office and Co-Op. The Bungalow is also only a moments walk from the Tuxford Academy.

RECEPTION HALL

with uPVC front entrance door and radiator within a lattice fronted cabinet. Large Airing cupboard

LIVING ROOM

6.35m (20' 10") x 4.80m (15' 9")

A light and airy room having two front facing uPVC windows and additional uPVC double doors to the side. The focal point is the period style fireplace with electric stove. Two radiators and covings.

'L' SHAPED DINING KITCHEN

6.27m (20' 7") x 4.04m (13' 3") narrowing to 4.80m (15' 9") x 2.79m (9' 2")

with a comprehensive range of country style cream finish base and wall cupboards and contrasting worksurfaces incorporating a ceramic sink. Integrated dishwasher and fridge/freezer. Built-in Welsh dresser. Central island with cupboards beneath. Polished granite tiled flooring, two uPVC front facing windows and side facing uPVC double doors.

UTILITY ROOM

2.06m (6' 9") x 1.88m (6' 2")

with continued polished granite flooring, fitted wall cupboards, plumbing for an automatic washing machine and housing the Oil central heating boiler. uPVC side entrance door and window.

MASTER BEDROOM

5.08m (16' 8") x 3.86m (12' 8")

with rear facing uPVC window and walk-in wardrobe

EN SUITE

3.05m (10' 0") x 2.51m (8' 3")

comprising of a shower cubicle, wash hand basin & W.C. with tiled flooring and uPVC window.

BEDROOM 2

3.78m (12' 5") x 3.07m (10' 1")

with radiator and rear facing uPVC window

BEDROOM 3

3.78m (12' 5") x 3.07m (10' 1")

with radiator and rear facing uPVC window

BATHROOM

2.87m (9' 5") x 2.44m (8' 0")²

Recently re-fitted and comprising of a white suite with tiled bath, pedestal wash hand basin & W.C. Chromed heated towel rail, walk in Shower with glass screen. Contrasting Limestone tiling to the walls and uPVC opaque window.

OUTSIDE

Double wrought iron gates open onto a pebbled forecourt and driveway to one side. To the rear is a further pebbled area and lawn.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters 10 Moorgate, Retford, Nottinghamshire, DN22 6RH | 01777 711122 |retford@hunters.com | www.hunters.com

VAT Reg. No 127 2424 35 | Registered No: 06848515 | Registered Office: Linden Cottage, Kings Gardens, Grantham, Lincolnshire, NG31 8TY | A Hunters Franchise owned and operated under licence by DREWERY & WHEELDON ESTATE AGENTS LTD

