

FOR
SALE



Machin Close, Tuxford, Newark, Nottinghamshire NG22 0JZ

£260,000 - Freehold

Chadwells
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

POINTS OF INTEREST

- Corner Plot Position
- Spacious Inside and Out
- Private Driveway and Garage
- Countryside location with excellent access to the A1
- Catchment area for excellent primary and secondary schools
- Ready to move straight into



Entrance Hall

5' 11" x 14' 7" (1.80m x 4.45m) Enter through the composite door into the entrance hall with laminate flooring, radiator, stairs off to the first floor, understairs storage and doors leading to the lounge, kitchen and cloak room.

Lounge

14' 11" x 12' 0" (4.55m x 3.66m) With laminate flooring, radiator, an opening into the dining room and a uPVC bay window to the front aspect.

Dining Room

9' 10" x 10' 11" (3.00m x 3.33m) With laminate flooring, radiator and uPVC patio doors to the rear garden.

Kitchen

8' 2" x 10' 8" (2.49m x 3.25m) The kitchen is fitted with wall and base units, roll top wood effect worksurfaces with inset ceramic sink with swan neck hose tap. Integrated double electric oven and hob with extractor above. Space and plumbing for washing machine, slimline dishwasher and free standing fridge/freezer. Wood effect splash backs, laminate flooring, uPVC window to the rear and UPVC door to the side.

WC

5' 2" x 2' 9" (1.57m x 0.84m) With low flush WC, hand wash basin, laming flooring, fitted shelving for storage and an obscure uPVC window to the side aspect.

Landing

12' 0" x 2' 10" (3.66m x 0.86m) With carpet flooring, doors leading to the three bedrooms, family bathroom and loft access.

Master Bedroom

11' 6" x 10' 1" (3.51m x 3.07m) With carpet flooring, built in wardrobes, radiator and uPVC window to the rear aspect.

Bedroom Two

9' 3" x 13' 9" (2.82m x 4.19m) With carpet flooring,, radiator and uPVC window to the front aspect.

Bedroom Three

5' 8" x 12' 1" (1.73m x 3.68m) With carpet flooring,, radiator and uPVC window to the front aspect.

Family Bathroom

6' 7" x 9' 11" (2.01m x 3.02m) The spacious bathroom is fitted with a white three piece suite comprising bath with shower over and glass screen, hand wash basin and low flus WC. Fully tiled walls and flooring. Radiator, obscure uPVC window to the rear aspect and airing cupboard housing the water tank.

Outside

The property sits on a large corner plot with the front garden being laid to lawn. The side has a private driveway and grass area that leads to the detached single garage.

The rear garden has a large patio area for seating and a smaller are laid to lawn with borders for planting.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 250 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 20% of fixed outlets

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

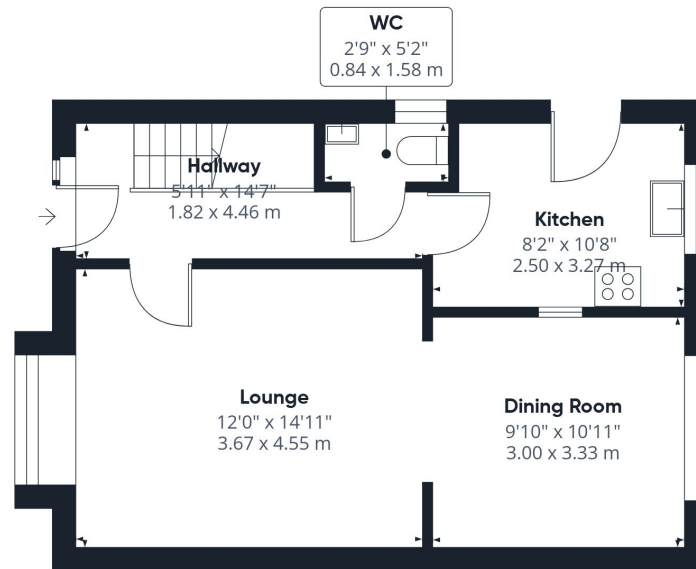
Is the property listed? No

Are there any restrictions associated with the property? No

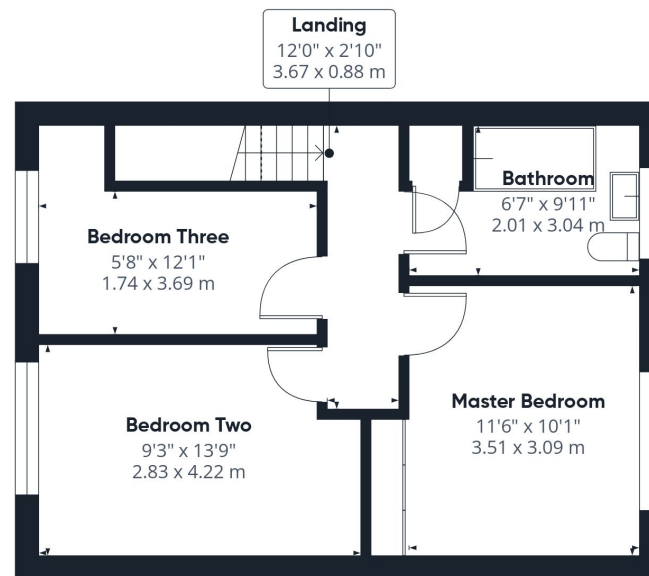
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1



Approximate total area⁽¹⁾

901 ft²
83.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360