

24 Eldon Green, Tuxford

**FIVE STAR**  
P R O P E R T Y



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- Mid Town House
- Three Bedrooms
- Two Bathrooms

- Garden & Garage
- Village Location
- EPC Rating: E

**FIVE STAR**  
P R O P E R T Y

Offers over £130,000

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### Description

ANY SERIOUS SENSIBLE OFFER CONSIDERED. READY TO MOVE STRAIGHT IN - NEW CARPETS THROUGHOUT - FULLY REDECORATED - LANDSCAPED GARDEN - 3 BEDROOMS - 2 BATHROOMS - LOUNGE - KITCHEN/ DINER & UTILITY - MANY LOCAL SERVICES & AMENITIES - EASY ACCESS TO A1 - NO UPWARD CHAIN - CALL 01777 708700 TO VIEW.

### Entrance Hall

The glazed composite door opens into the entrance hall, with stairs rising to the first floor accommodation, electric storage heater and access into the:

### Open Plan Dining Kitchen 23'7" x 12'2" narrowing to 10' 3" max (7.19m x 3.71m narrowing to 3.05m 0.08m max)

Dining kitchen with beech style wall and base units including glass fronted display cabinet, under stairs storage, complimentary work surfaces, splash back tiling, space for a dishwasher, integrated electric oven, integrated halogen electric hob, integrated cooker hood, front and rear facing windows, low level under plinth fan heater and a tiled floor. Generous dining area to incorporate space for dining table and seating area. Useful built in draw storage unit, TV point and electric wall heaters.

### Utility Room 5' 6" x 7' 1" (1.52m 0.15m x 2.13m 0.03m)

Having access to the rear garden, tiled flooring, space for a fridge freezer, space for automatic washing machine and an electric wall heater.

### Cloakroom

Comprising of a low flush WC, wash hand basin in white, tiled floor, ceiling fan and modern decor.

### First Floor Landing

Staircase leading to the second floor landing and doors leading into the:

### Lounge 13'7" narrowing to 9'6" x 13' 3" (4.14m narrowing to 2.90m x 3.96m 0.08m)

Having a feature electric fire, electric wall heater, laminate flooring and two front facing windows with views over the green.

### Bedroom Two 10' x 9' 5" narrowing to 6' 6" (3.05m x 2.74m 0.13m narrowing to 1.83m 0.15m)

First floor bedroom with rear facing window and electric wall heater.

### Second Floor Landing

Having a window to the rear and an airing cupboard.

### Master Bedroom 13' 7" x 8' 5" (3.96m 0.18m x 2.44m 0.13m)

Having two front facing windows, electric wall heater and TV point.

### En Suite

Comprising of a low flush WC, wash hand basin and shower cubicle with electric shower, ceiling fan, heated towel rail and complimentary flooring.

### Bedroom Three 6' 8" x 9' (1.83m 0.20m x 2.74m)

Having the loft access, electric wall heater and rear facing window.

### Family Bathroom 6' 5" x 5' 6" (1.83m 0.13m x 1.52m 0.15m)

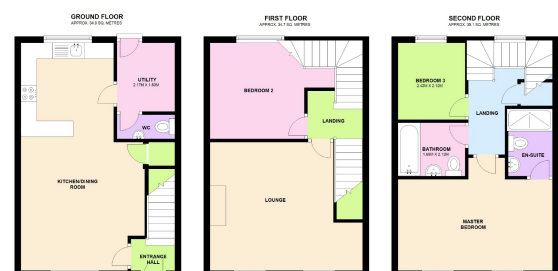
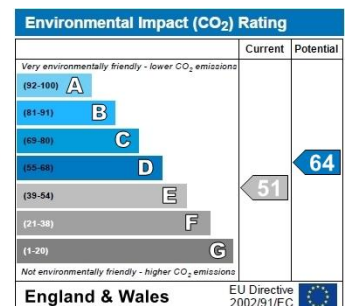
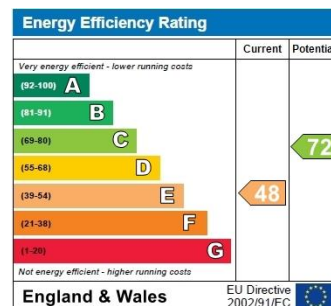
With a three piece suite, shower attachment over the panel bath, complimentary flooring, ceiling fan, wall mounted fan heater and heated towel rail.

### Outside

To the front of the property is a tiered garden fronted by railings with artificial grass laid to create an easy to maintain and attractive area, raised planter and a path leading to the entrance door. To the rear is a low maintenance two tier Mediterranean style garden with raised planters, stone patios and fences to the side and a brick wall to the rear.

### Away Garage & Parking

Single garage with roller door and parking space in front.



TOTAL AREA, APPROX. 104.4 SQ. METRES

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