

50 Linden Avenue, Tuxford

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



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- Well Presented Semi Detached
- 3 Bedrooms, Open Plan Living
- Village With Lots Of Amenities

- Oil Fired C/H, DG Throughout
- Parking & Detached Garage
- EPC Rating: TBC

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

Price £130,000

[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

**Description**

IDEAL FAMILY HOME - 3 BEDROOMS - OPEN PLAN LIVING DINING AREA - KITCHEN - CONSERVATORY - OFF ROAD PARKING - DETACHED GARAGE - ATTRACTIVE GARDEN WITH PATIO AREA - POPULAR VILLAGE - CLOSE TO AMENITIES - GREAT SCHOOLS - CALL FIVE STAR PROPERTY 01777 708700 TO VIEW.

**Entrance Porch**

The UPVC entrance door opens into the entrance porch, with a front facing window and glazed door opening into the:

**Living Room 16'7" x 13'4" (5.05m x 4.06m)**

With stairs leading to the first floor accommodation, open fire set within a brick built chimney, window to the front aspect, two radiators, coving to the ceiling and archway into the dining room.

**Dining Room 8'11" x 8'3" (2.72m x 2.51m)**

Having a sliding door to the conservatory, coving and a radiator.

**Conservatory 9' x 8'7" (2.74m x 2.62m)**

Being a half brick built construction with Upvc frame set over, french doors to the rear garden and patio area. Tiled flooring and a radiator.

**Kitchen 8'7" x 7'9" (2.62m x 2.36m)**

Having a range of wall and base units incorporating an electric hob, oven and extractor fan over, integral fridge freezer and splash back tiling, walk in pantry, tiled flooring, window to the rear and door opening onto the driveway.

**Landing**

With a window to the side, built in cupboard and loft access point.

**Master Bedroom 10'8" x 10'1" (3.25m x 3.07m)**

Having a range of built in wardrobes and dressing table, window to the front and radiator.

**Bedroom Two 10'1" x 9'11" (3.07m x 3.02m)**

With a window to the rear and a radiator.

**Bedroom Three 8' x 6'4" (2.44m x 1.93m)**

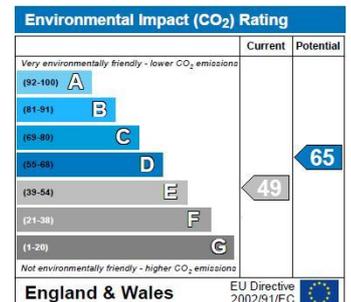
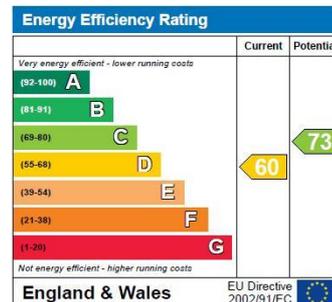
Having a window to the front and radiator.

**Bathroom**

Having a modern white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower screen and electric shower over, radiator, tiled walls and flooring and a frosted window to the rear.

**Outside**

To the front of the property is a tarmac driveway that leads to a single garage with up and over door. The rear garden is enclosed by fencing and hedging to the perimeter. Flower borders, patio dining area and raised lawn.



TOTAL AREA: APPROX. 77.4 SQ. METRES

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