

10 Newcastle Street, Tuxford

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



0 1 7 7 7 7 0 8 7 0 0

- Detached Bungalow
- Dining Kitchen/Lounge
- Two Bedrooms

- Mature Gardens
- Central Village Location
- EPC:E

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

Price £250,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

## Description

PRIVATE BUNGALOW WITH STUNNING GARDEN - LOCATED IN THE HEART OF THE VILLAGE - MOMENTS FROM ALL THE AMENITIES - DETACHED BUNGALOW - 2 BEDROOMS - LOUNGE - DINING KITCHEN - SHOWER ROOM - AMPLE PARKING - DETACHED GARAGE - ATTRACTIVE & PRIVATE GARDENS - EASY ACCESS TO AMENITIES - FOR VIEWINGS CALL FIVE STAR PROPERTY 01777 708700.

## Entrance Hall

The wooden entrance door with part stained glass oval window opens into the entrance hallway, with a radiator, dado rail and access into the principle living accommodation.

## Lounge 18'6" x 16'7" narrowing to 14'6" (5.64m x 5.05m narrowing to 4.42m)

Having French doors to the rear garden, front facing window, cast iron fireplace with tiled insert, marble hearth and living flame effect gas fire and a radiator.

## Dining Kitchen 18'4" x 14'3" (5.59m x 4.34m)

With a range of fitted wall and base units, complementary worktops and tiled splash backs over, 1.5 bowl sink and drainer, electric hob, double oven and microwave. Front and side facing windows, side access door, tiled flooring, dado rail and radiator.

## Master Bedroom 11'8" x 11'5" (3.56m x 3.48m)

Having a rear facing window, down lights and a radiator.

## Bedroom Two 11'7" x 7'10" (3.53m x 2.39m)

With a rear facing window, loft access point and a radiator.

## Shower Room 8'2" x 7'1" max (2.49m x 2.16m max)

Comprising of a three piece suite which includes an enclosed shower cubicle, low flush WC, pedestal wash hand basin, tiled flooring and half tiling to the walls, side facing window, built in storage cupboard and a radiator.

## IMPORTANT NOTICES

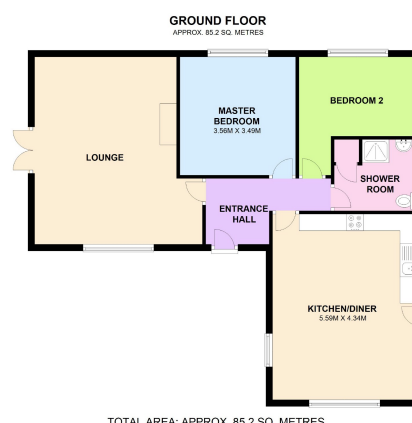
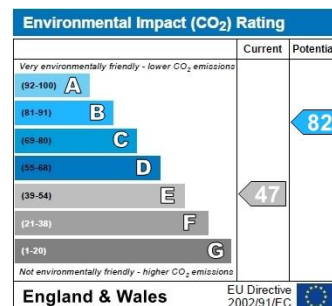
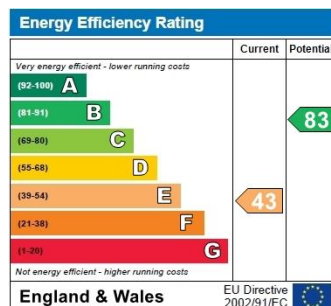
Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.

## Gardens

The property has beautiful gardens set on a private plot. The properties gardens offer a variety of mature shrubs, summer flowers and a selection of trees. The borders offer choice, interest, colour and give shape to the garden and lawn. There is a patio dining space leading from the lounge, summer house with power supply, space for a greenhouse and an area to the rear of the property offers an excellent vegetable or herb garden. The new external oil fired central heating boiler is also located to the rear of the property.

## Parking & Garage

Set well back from the road this property offers a gravel driveway leading to a parking/turning area. The garage has a power supply and an up and over garage door. Summer planted borders and mature shrubs line the driveway and some of the parking/turning area.



TOTAL AREA: APPROX. 85.2 SQ. METRES