



*Aspen Close*

*Tunford*



£230,000

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10





*Location, Location, Location....*





*Aspen Close*





# *Welcome*

This detached, two-bedroom bungalow situated in the historic town of Tuxford and located in a popular residential area just stone's throw away for the A1. The property boasts bright, airy and spacious living accommodation throughout comprising of Lounge, fully fitted modern kitchen, separate dining room, two large bedrooms and a shower room. Externally the property provides an extensive driveway for multiple cars and a detached garage. An adequately sized, private rear garden makes the ideal spot to spend your summer days. Viewings come highly recommended.



# Step inside...

## **Entrance Hall** 3' 11" x 5' 9" (1.19m x 1.74m)

Enter through the uPVC door into the entrance hall, with tile effect vinyl flooring, radiator and doors leading to the lounge and cloakroom.

## **Cloackroom** 6' 11" x 2' 10" (2.11m x 0.87m)

With low flush WC, hand wash basin, obscure window to the side aspect, tiled flooring and walls.

## **Lounge** 18' 8" x 12' 7" (5.69m x 3.84m)

The large lounge has carpet flooring, radiator, uPVC window to the front aspect and a focal brick built fireplace with tiled hearth and electric fire insert.

## **Kitchen** 14' 0" x 9' 6" (4.26m x 2.90m)

Fitted with a modern kitchen comprising wall and base units, square edge wood effect work surfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine and free standing fridge freezer. Integrated electric oven and induction hob with extractor fan above. Tiled splashbacks, tile effect vinyl flooring and an opening into the dining room. UPVC window and door to the side aspect.

## **Dining room** 8' 6" x 9' 5" (2.59m x 2.87m)

With tiled effect vinyl flooring radiator, a door leading to the inner hallway and a uPVC window to the side aspect.

## **Bedroom One** 11' 11" x 12' 7" (3.63m x 3.83m)

With carpet flooring, radiator and uPVC window to the rear aspect.

## **Bedroom Two** 9' 6" x 12' 6" (2.90m x 3.82m)

With carpet flooring, radiator and uPVC window to the rear aspect. Built in mirrored wardrobes.

## **Shower Room** 7' 1" x 6' 0" (2.16m x 1.82m)

Fitted with a three piece suite comprising large shower cubicle with glass screen and mains fed shower, low flush WC and hand wash basin. Tile effect vinyl flooring, part tiled walls, radiator and obscure window to the side aspect.

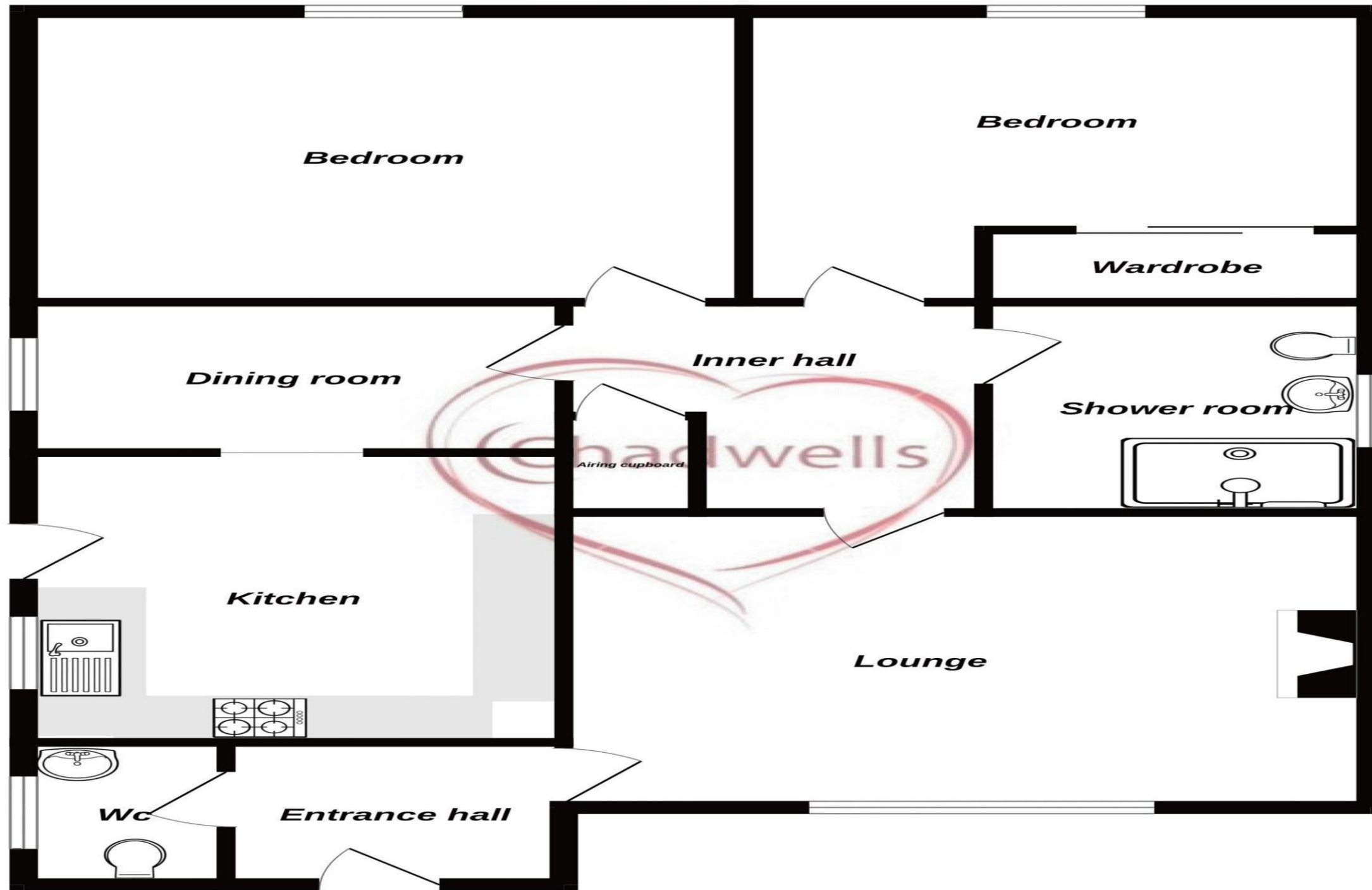
## **Outside**

To the front of the property there is a small area laid to lawn. a private driveway to allow for off-road parking and wood gates for added privacy.

The rear garden is mainly laid to lawn.

A single detached garage.

*Ground Floor*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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