



Dalston House Clark Lane
Tuxford, Newark, NG22 0LZ

Price Guide £525,000

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GUIDE PRICE £525,000 - £550,000 ***SPACIOUS EDWARDIAN FAMILY HOME FULL OF CHARACTER & CHARM*** A unique opportunity to own this delightful edwardian period semi detached family home nestled within the historic market town of Tuxford. The property boasts many original features with its high ornate ceilings, deep coving and picture rails which are noticeable to moment you enter this magnificent property through the impressive entrance hallway with original tiling and stained glass. This property lies within beautiful landscaped gardens approximately 0.67 acres and gives you that peaceful and tranquil feeling once you have entered through the electric gates. The ground floor accommodation comprises an entrance hall, sitting room, dining room, breakfast kitchen, reception/utility, downstairs WC, conservatory and a sauna. The gallierid landing gives access to the master bedroom with a modern ensuite, four further bedrooms and a spacious family bathroom. The attic has been converted to provide a sixth bedroom which is in two parts making it ideal for a teenager to have living space as well as space for a bed. The property benefits from double glazing, a new oil fired central heating boiler installed in 2019 and some electric heating. The landscaped gardens are accessed via an electric sliding gate with a sweeping driveway that leads to the detached double garage. The gardens extend to the front & side and are mainly laid to lawn with mature trees, shrubs, flower beds, a pond, pergola and a dog run. There is a further garden area which is currently used by the owners as a vegetable plot with a large greenhouse and storage shed.

Location

This delightful property is positioned in the popular and well served historic market town of Tuxford which offers many amenities including a butchers, co-op, post office, doctors plus much much more. There is also highly regarded schools including Tuxford academy which is renowned as being one of the best secondary schools in the area. Tuxford is also ideal for commuters with the A1 motorway being accessed in under two miles.

The village is located just seven miles away from the Georgian market town of Retford which offers a wealth of facilities including supermarkets, shops, boutiques, popular restaurants and pubs and a market three days a week, there is also a monthly farmers market with the opportunity to purchase locally produced goods. Kings park, an award winning town park is positioned just off the town centre and has both the River Idle and the chesterfield canal running through its beautiful grounds as well as a children's play park, rose garden, small seasonal café and bowling green. Retford rail station is positioned on the East Coast main line and has a link to London Kings cross in less than 1.5 hours as well as most other major UK cities and towns.

Entrance Hall

Sitting Room

23'11" x 20'4" (7.29m x 6.20m)
Into bay

Dining Room

20'4" x 19'6" (6.20m x 5.94m)
Into bay

Kitchen/Breakfast Room

21'5" x 14'2" (6.53m x 4.32m)

Reception/Utility Room

14'2" x 14'2" (4.32m x 4.32m)
max measurements

Conservatory

19'5" x 8'8" (5.92m x 2.64m)
max measurements

Sauna

2'6" x 6'8" (0.76m x 2.03m)





WC
7'2 x 2'6 (2.18m x 0.76m)

First Floor Landing

Bedroom One
19'6 x 17'6 (5.94m x 5.33m)
max measurements

Ensuite
6'2 x 5'5 (1.88m x 1.65m)

Bedroom Two
14'8 x 13'0 (4.47m x 3.96m)

Bedroom Three
17'0 x 10'11 (5.18m x 3.33m)
max measurements

Bedroom Four
13'7 x 10'6 (4.14m x 3.20m)

Bedroom Five
11'0 x 8'5 (3.35m x 2.57m)

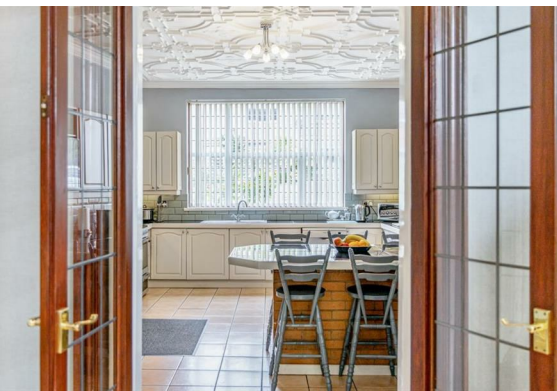
Bathroom
14'2 x 9'4 (4.32m x 2.84m)

Second Floor

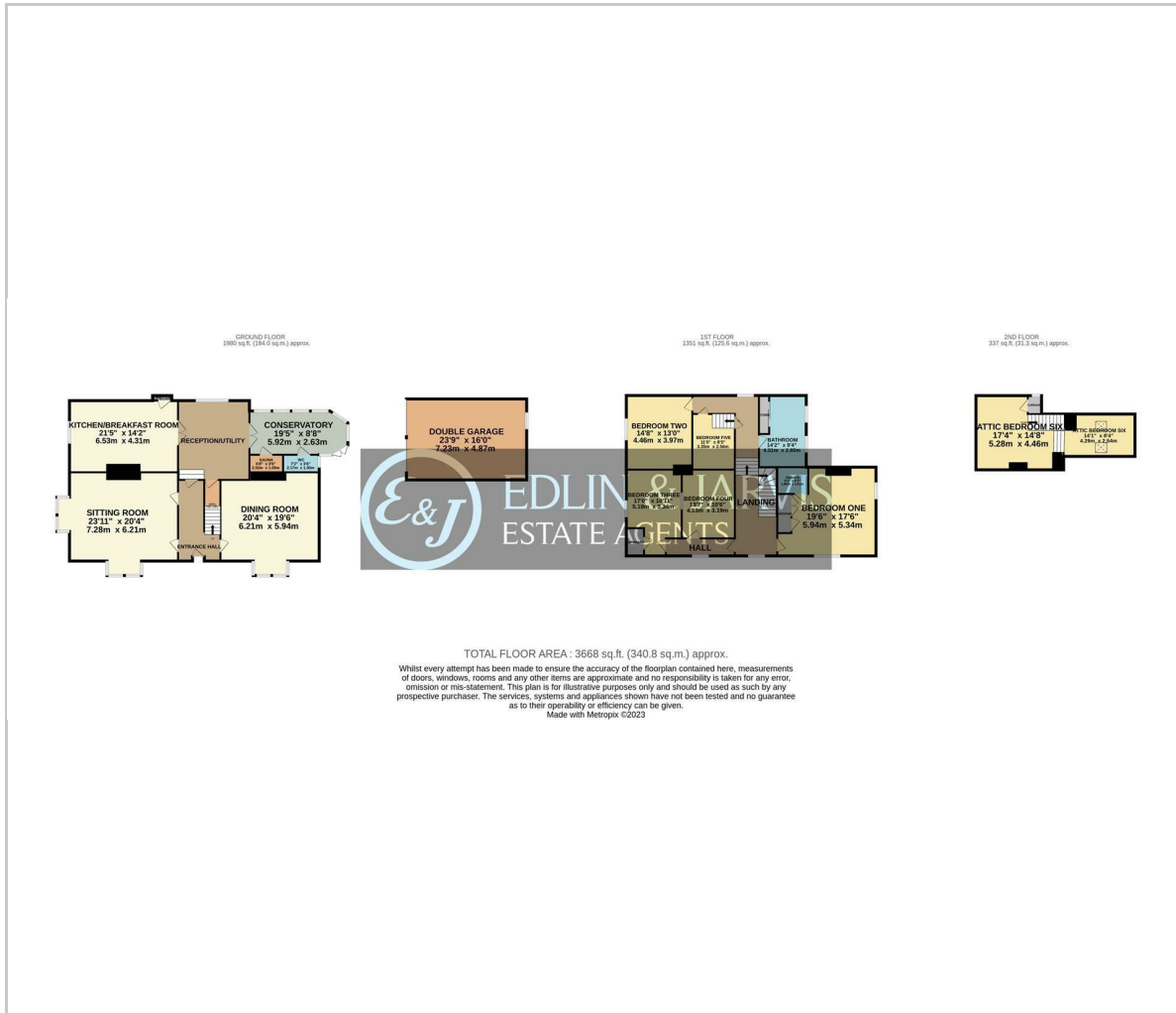
Attic Bedroom Six
17'4 x 14'8 (5.28m x 4.47m)

Attic Bedroom Six
14'1 x 8'4 (4.29m x 2.54m)

Double Garage
23'9 x 16'0 (7.24m x 4.88m)



Floor Plan



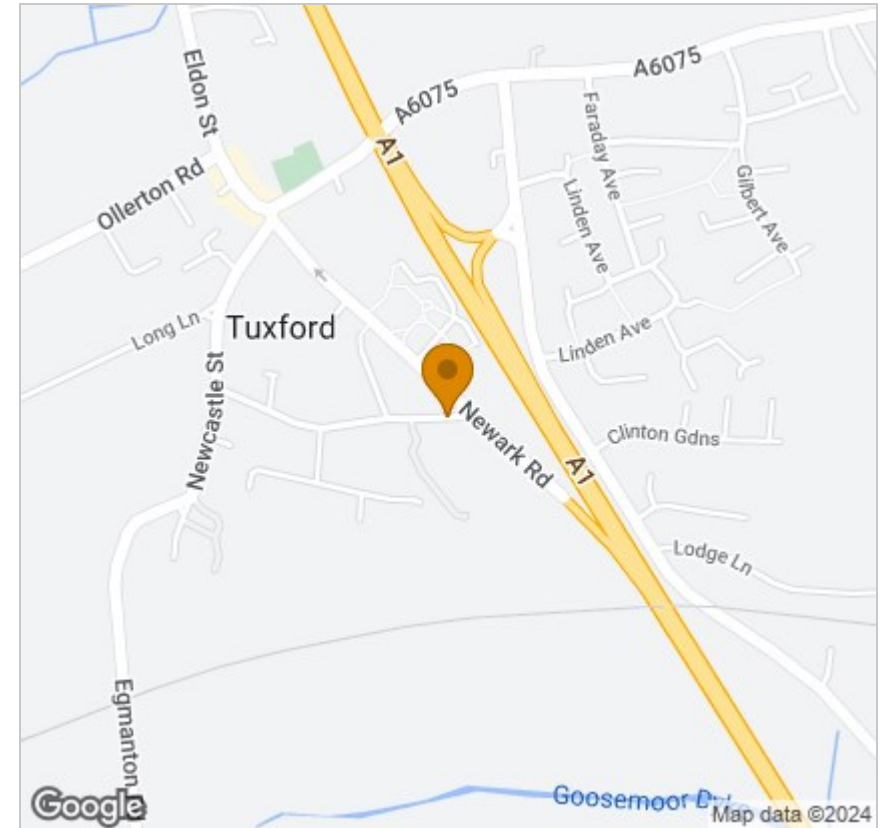
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

