



**Jonathan Fitzpatrick**  
VILLAGE & COUNTRY HOMES

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64 Main Street Farnsfield NG22 8EF



**42 Newcastle Street Tuxford Newark NG22 0LW**



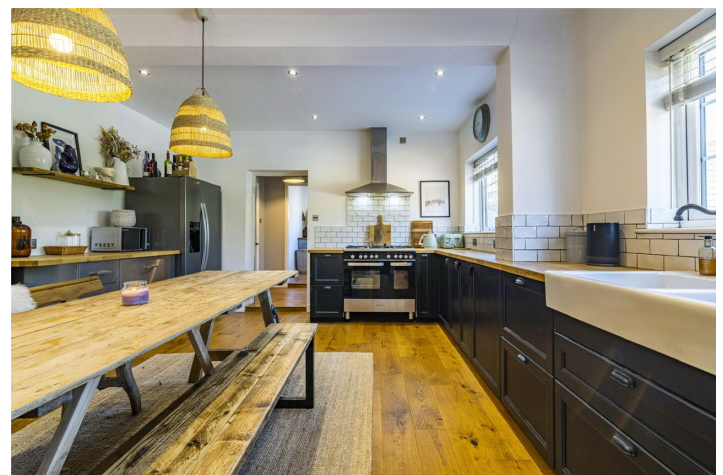
An exceptional 2 double bedroom family sized semi detached Victorian character home situated on a magnificent plot of approximately 0.33 acres with detached garage, substantial outbuilding/store and driveway parking for multiple vehicles. This delightful property has been completely updated by the current owners and features an superb and beautifully presented dining kitchen, cosy lounge with fireplace, utility room and downstairs cloakroom/wc. The first floor has been configured with 2 large double bedrooms (the master bedroom also having a dressing area), plus luxury family bathroom. The whole property is presented in immaculate order throughout and is worthy of immediate viewing.

Tuxford presents an exceptional opportunity for those seeking a tranquil countryside lifestyle within easy reach of amenities. The village is well served, boasting a variety of shops and the highly rated Tuxford Academy. The A57 provides good road access to Lincoln and the A1 provides links to the wider motorway network. Both Retford and Newark have mainline stations with direct services to London Kings Cross Station. Its scenic surroundings, historic charm, and close-knit community make it an attractive destination for homebuyers. No onward chain.

Oil central heating / All main services / Council Tax Band C

**£310,000 Freehold.**

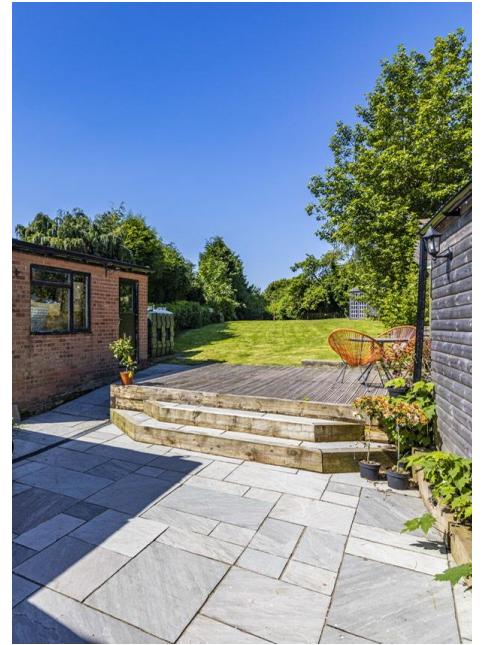
Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes











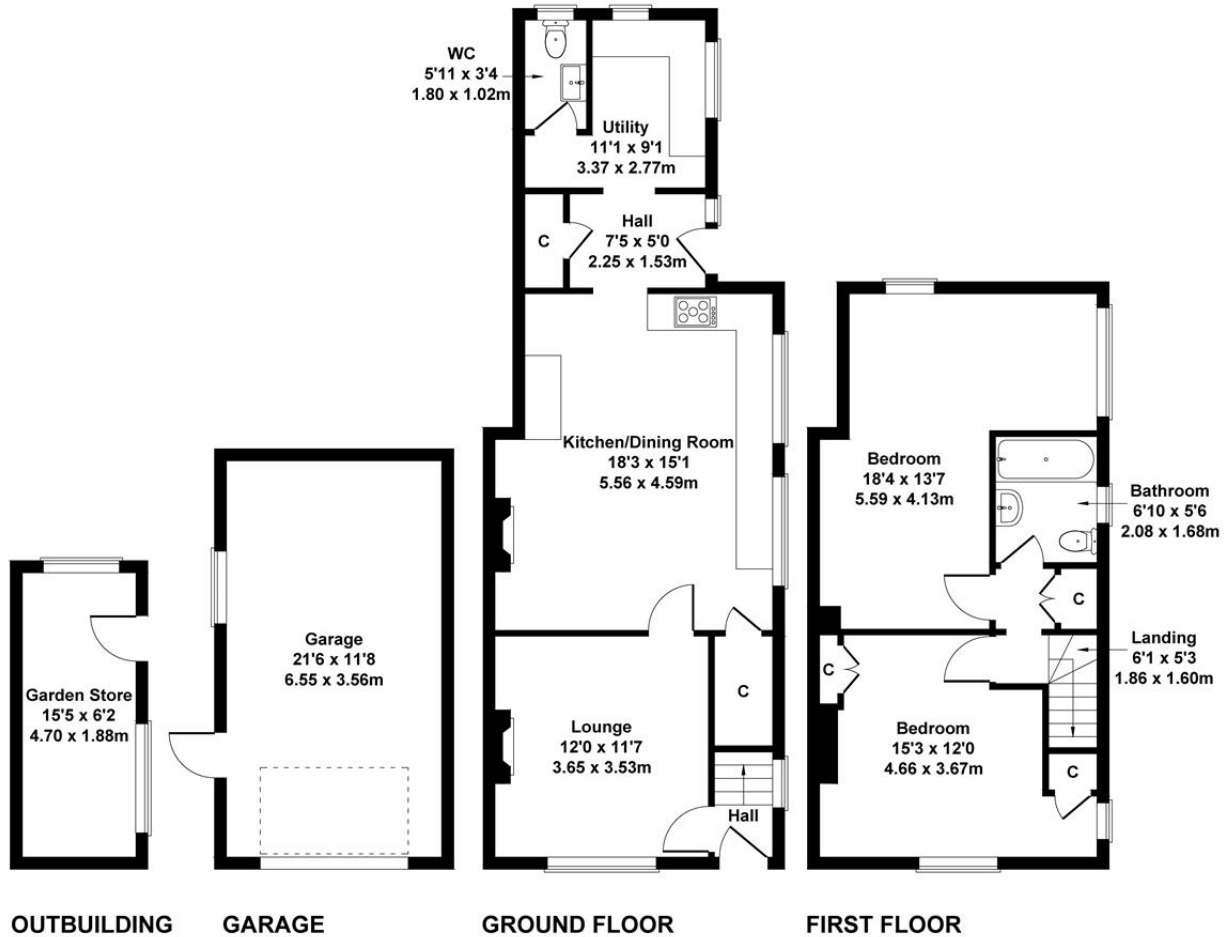




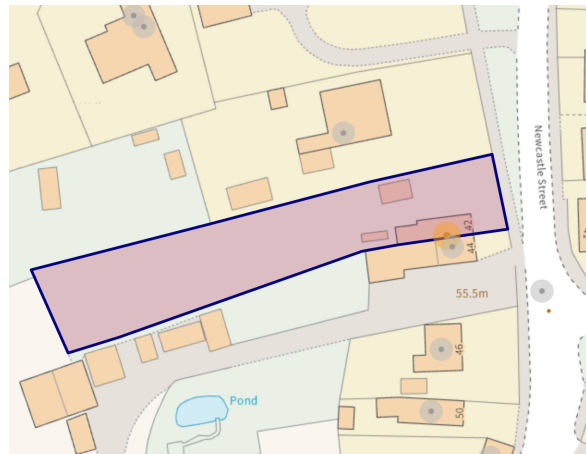


# 42 Newcastle Street NG22 0LW

Approximate Gross Internal Area  
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Energy performance certificate (EPC)

42, Newcastle Street Tuxford NEWARK NG22 0LW	Energy rating <b>E</b>	Valid until: 15 August 2027
		Certificate number: 0381-2854-6183-9893-5091

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements