



5 The Maltings Bevercotes Lane
Tuxford, Newark, Nottinghamshire, NG22 0FN

Guide Price
£260,000

2 Bedroom Semi-Detached House

- Share of Freehold
- Guide Price
- Coach House, 2 Bedrooms
- Open Plan Living/Kitchen/Diner
- 2 En-Suites
- Communal Garden
- One Allocated Parking Space
- Stylish & Contemporary Conversion
- Popular Village Location
- EPC Rating - C, Council Tax Band - TBC

Click [here](#) to access the Energy Performance Certificate for 5 The Maltings Bevercotes Lane, Tuxford, Newark, Nottinghamshire, NG22 0FN



Overview

****GUIDE PRICE **** - The Maltings, a former historical building, is now a stylish and contemporary development situated within the well serviced and fabulous rural village of Tuxford.

The building has been lovingly restored with meticulous attention to detail and to a high specification. All layouts are well planned on all four remaining properties, something that can only be fully appreciated via an internal inspection. These properties could appeal to a variety of purchasers and are especially ideal for those who are looking for a lock up and leave.

5 The Maltings, also known as the "Coach House", briefly comprises of an Entrance Hall, Open Plan Living/Kitchen/Diner, Bathroom, Second Floor Landing, and Two Bedrooms both with En-Suites. The property is also fitted with a state of the art, air to air heating & cooling system.



Externally, there is a communal courtyard garden which is laid to Indian stone patio. Additionally, the property boasts secure allocated parking space within the car park area which also benefits from provision for an electric charging point.

Tuxford is a well-served village, 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.

Agent Note: Lease & Service Charge - The lease is for 270 years (from 2022) and is £10 per annum.

The service charge is £100 per month per property.

Potential purchasers are advised that upon successful completion of all 5 units within the development, owners will have the benefit of the tenure changing to "Share of Freehold" and become a 20% shareholder.

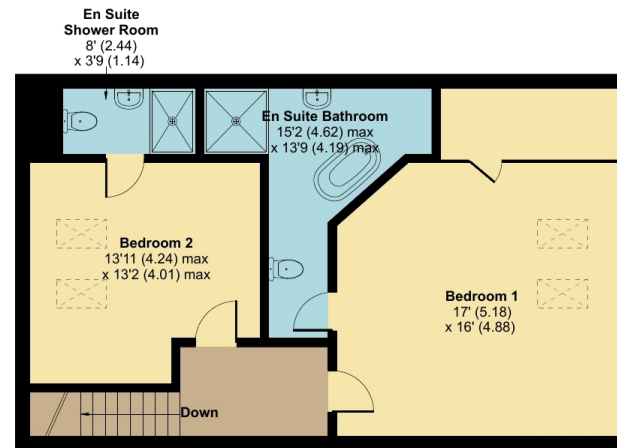




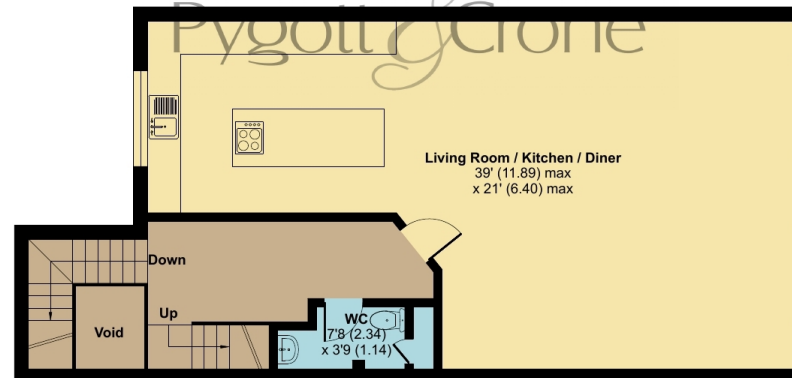
The Maltings, Bevercotes Lane, Tuxford, NG22

Approximate Area = 1615 sq ft / 150 sq m

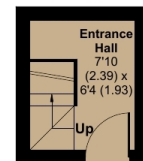
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 998459



Location



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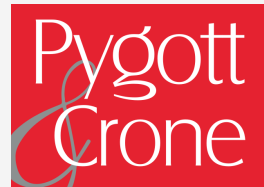





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is on the market with our Lincoln branch

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