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Elkra Toad Lane  
Laxton, Newark, NG22 0NZ  
Price Guide £425,000



# Elkra Toad Lane

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\*\*\*ROLLING COUNTRYSIDE VIEWS\*\*\*  
\*\*\* Guide Price £425,000 to £450,000 \*\*\*

Nestled in the historic and highly coveted village of Laxton, this detached bungalow is far more than just a home; it is a 0.23-acre sanctuary for garden enthusiasts and those yearning for a peaceful rural retreat.

**A Warm Welcome:** From the moment you step inside, the home exudes a sense of warmth. The heart of the winter months will be spent in the spacious lounge, centred around a crackling open fire. For those who love to host, the formal dining room provides the perfect backdrop for Sunday roasts and evening soirées with friends.

The kitchen diner hosts a range of fitted wall and base units with integrated dishwasher, with views overlooking the established rear garden and has space for a breakfast table to enjoy your morning coffee.

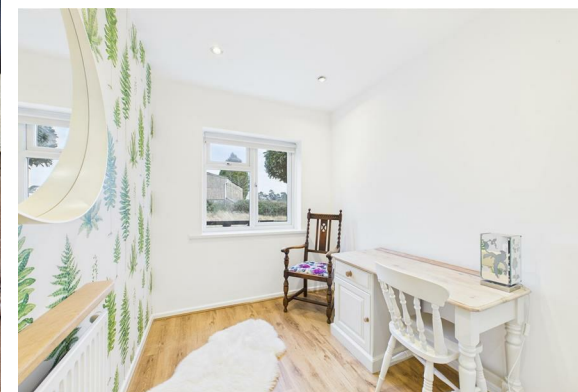
There are three/four bedrooms one with a new ensuite shower room and the family bathroom serves bedroom one and three.

There is a practical utility room, a lobby and an attic accessed via a ladder which has been boarded with windows making it ideal for storage or an office space.

The real feature of this bungalow has got to be the beautiful established gardens all outdoor enthusiasts dream. The gardens feature lush lawns with an array of flower beds, shrubs & bushes. The rear garden features a summer house to enjoy your morning coffee whilst listening to the sounds of wildlife, and a seating area ideal for alfresco dining complete with a pizza oven. There are a number of sheds to store your gardening tools and you can be semi self-sufficient here with a chicken coop for your fresh eggs, and a vegetable plot complete with greenhouses for you to grow your own produce.

To the front is an extensive driveway providing off road parking for several vehicles and a detached garage/workshop.

The property benefits from oil fired heating, septic tank, UPVC double glazing and owned solar panels benefitting from an income and cheaper electric use.



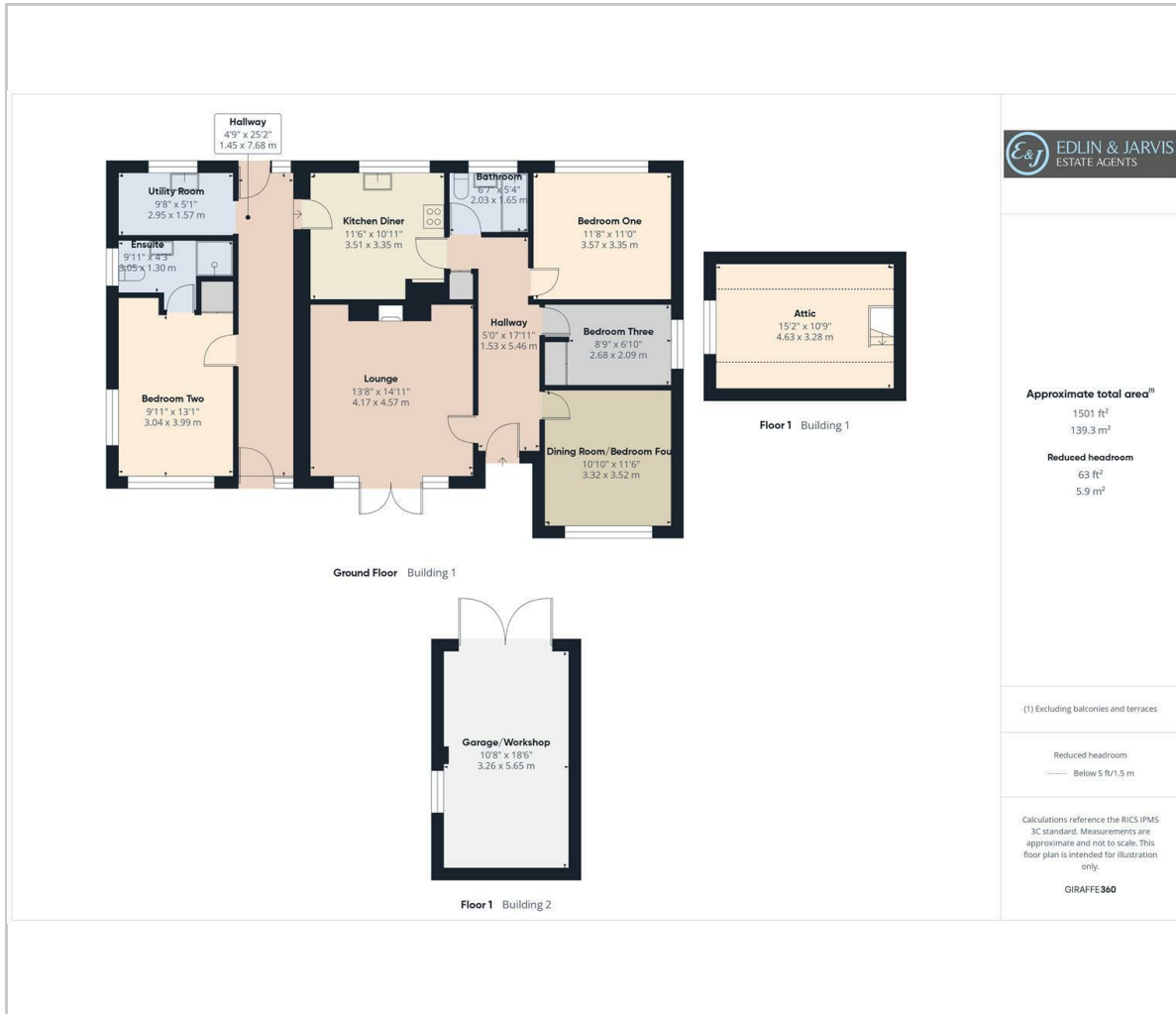


Laxton is a highly regarded and historic Nottinghamshire village, renowned for being home to the last surviving open-field farming system in England. The village offers a strong sense of community, a traditional public house, and a beautiful rural environment ideal for walking and outdoor pursuits. Nearby Newark-on-Trent, Ollerton and Tuxford provides a wide range of amenities including shops, restaurants, schools, and leisure facilities. Newark also benefits from excellent transport links, with rail services from Newark North Gate London Kings Cross in 75 minutes, and convenient road access to the A1, making the property well suited for commuters while retaining a countryside feel.

- Entrance Hall**
- Lounge**  
13'8 x 14'11 (4.17m x 4.55m)
- Dining Room/Bedroom Four**  
10'10 x 11'6 (3.30m x 3.51m)
- Kitchen Diner**  
11'6 x 10'11 (3.51m x 3.33m)
- Utility Room**  
9'8 x 5'1 (2.95m x 1.55m)
- Bedroom One**  
11'8 x 11'0 (3.56m x 3.35m)
- Bedroom Two**  
9'11 x 13'1 (3.02m x 3.99m)
- Ensuite**  
9'11 x 4'3 (3.02m x 1.30m)
- Bedroom Three**  
8'9 x 6'10 (2.67m x 2.08m)
- Bathroom**  
6'7 x 5'4 (2.01m x 1.63m)
- Attic Space**  
15'2 x 10'9 (4.62m x 3.28m)
- Garage/Workshop**  
10'8 x 18'6 (3.25m x 5.64m)



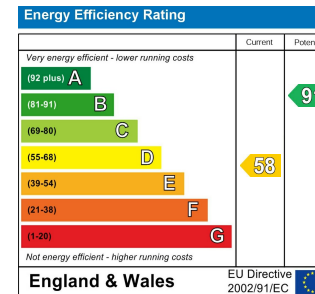
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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