



Main Road

Boughton, Newark, NG22 9HS

£180,000



NO UPWARD CHAIN - Located on Main Road in Boughton, Newark, this charming semi-detached house presents an excellent opportunity for families or first time buyers. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with family.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, with an extended double garage and generous rear garden.

The location on Main Road provides easy access to local amenities, schools, and transport links, making it a practical choice for those who value both community and convenience. Whether you are looking to settle down or invest, this semi-detached house in Boughton is a delightful option that combines comfort, space, and accessibility. Don't miss the chance to make this lovely property your new home.



Description

NO UPWARD CHAIN - This three bedroom semi detached property is offered on the open market with no upward chain and is located in a popular residential area of Boughton, ideal for access to local amenities, shops and schools. The property benefits from gas central heating, UPVC double glazing and UPVC soffits and fascia's. The accommodation comprises of entrance hall, lounge, dining kitchen, conservatory, three bedrooms and family bathroom. Outside there is a large rear garden, with off street parking for two vehicles to the front, part shared driveway leading to the double length garage. An early inspection is highly recommended to avoid disappointment.

Hallway

The property is entered through the front upvc door into the tiled hallway with the stairs to the left, under stairs storage cupboard with maple of room, access to the ground floor rooms.

Kitchen / Diner 13'6" x 11'5" (4.14m x 3.48m)

The kitchen / diner has a range of Beech effect wall and base units, integrated fan assisted double oven, four ring electric hob with a steel chimney effect extractor above, stainless steel sink over looking the rear garden, space for washing machine and fridge / freezer. Tiled floor and recess lighting, part tiled walls and an Upvc rear door leading into the garden.

Lounge 19'3" x 11'5" (5.88m x 3.49m)

The lounge is entered through the wood decorative door with glass panels and has a front facing upvc window, chrome sockets, high gloss laminate flooring, wall and two ceiling lights, inset fire place and coving to the ceiling. Access into the conservatory through the upvc French doors.

Conservatory 10'5" x 10'0" (3.18m x 3.07m)

The upvc conservatory extends the living accommodation to the ground floor with the continuation of high gloss laminate flooring and French doors leading into the rear garden.

Stairs & Landing

With carpet leading up the split staircase, with a front facing window and space on the landing for furniture.

Bedroom One 12'2" x 9'5" (3.73m x 2.88m)

A rear facing double bedroom with 'L' shaped sliding door wardrobes, carpet and radiator.

Bedroom Two 11'5" x 8'11" (3.49m x 2.73m)

A double room rear facing with carpet and radiator.

Bedroom Three 9'4" x 7'3" (2.85m x 2.23m)

A single room front facing with high gloss white double sliding wardrobe, carpet and radiator.

Bathroom 7'10" x 4'6" (2.40m x 1.38m)

A fully tiled modern bathroom comprising of bath with a gravity fed shower, glass shower screen, wc and hand basin with mirror above, chrome ladder towel rail and recess lighting.

Outside

To the front there is a resin driveway for two vehicles with a side part shared driveway leading to the double length garage with up and over door and side access. The rear garden is entered through the gated side gate and is an extensive garden with lawn, fish pond, two wooden sheds and patio area and outside water supply.

Additional Information

The property benefits from a leased solar panel system to the front aspect.

Disclaimer

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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