



Main Road

Boughton, Ollerton, NG22 9JD

£195,000

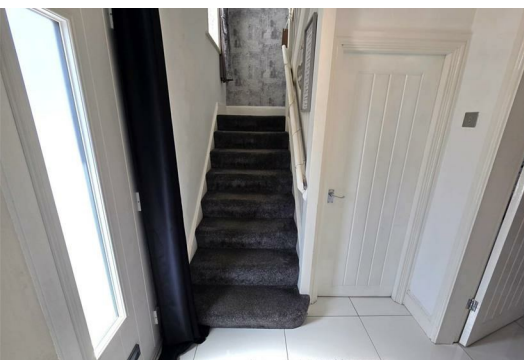


VIEWING HIGHLY RECOMMENDED - Located on Main Road in the charming village of Boughton, Newark, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying cosy evenings with loved ones.

With three inviting bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The single bathroom is thoughtfully designed to cater to the needs of a modern household.

The location is particularly advantageous, offering easy access to local amenities and transport links, ensuring that everything you need is within reach. The surrounding area is known for its friendly community atmosphere and picturesque surroundings, making it a wonderful place to call home.

This semi-detached house is not just a property; it is a canvas for your future memories. Whether you are looking to settle down or invest, this home on Main Road is a fantastic choice that combines practicality with charm. Do not miss the chance to view this lovely residence and envision the possibilities it holds for you and your family.



Description

IMMACULATE CONDITION - This three bed semi detached property is an ideal opportunity for some one to walk in and out their feet up !

The property comprises of an entrance hall, lounge, kitchen / diner, utility, conservatory and ground floor toilet and three bedrooms and family bathroom to the first floor. Off road parking for two vehicles and an enclosed rear generous garden over looking the fields.

Hallway 6'3" x 4'3" (1.91m x 1.32m)

The property is entered through the front facing door into the tiled hallway with the stairs to the left an understairs storage cupboard and access to the ground floor rooms.

Lounge 14'0" x 11'6" (4.29m x 3.51m)

The lounge is front facing with a large upvc window allowing the natural light to flood within with carpet, cast fire place and tiled hearth.

Kitchen / Diner 13'7" x 11'5" (4.16m x 3.48m)

A dual aspect kitchen with a vast range of white wall and base units, integrated fan assisted electric oven, four ring electric hob with extractor over, sink over looking the rear garden, space for a fridge / freezer, tiled floor and recess lighting.

Utility Room 7'6" x 4'5" (2.29m x 1.36m)

A practical room to any family home with wall and base unit, worktop, space for a washing machine, spot light, tiled floor and access out into the conservatory.

Ground Floor Cloak Room 4'5" x 2'11" (1.36m x 0.90m)

Comprising of part tiled walls, tiled floor, wc and hand basin.

Conservatory

Leading out from the utility room into the conservatory which is a wooden frame built on a dwarf brick wall with French doors leading into the garden, carpet and window blinds.

Stairs & Landing

With carpet leading up the split staircase with two windows, white wooden spindle stair case and space along the landing for furniture.

Bedroom One 12'1" x 11'6" (3.70m x 3.52m)

A double bedroom rear facing with a full wall of wardrobes with sliding doors and mirror sliding doors, carpet and radiator with TRV.

Bedroom Two 11'6" x 6'11" (3.52m x 2.11m)

A double bedroom front facing with laminate flooring, radiator and TRV.

Bedroom Three 11'4" x 5'10" (into recess) 8'6" (3.47m x 1.80m (into recess) 2.60m)

The third bedroom is a single room rear facing currently used as a home office with carpet and radiator.

Bathroom 8'1" x 6'10" (2.47m x 2.10m)

A modern bathroom comprising of a white three piece suite of a bath with centre taps, wc and circular glass hand basin with vanity unit, sperate corner shower cubicle with a pump fed shower, extractor tiled walls and floor with a chrome towel radiator.

Gym -Multi Purpose Room 17'7" x 9'10" (5.36m x 3.00m)

A wooden structure currently used as a gym with wooden French doors and full length windows across the front.

Outside

To the front of the property there is a slate driveway with part perimeter fencing, shared driveway leading to double gates with access into the large rear garden mainly laid to lawn over looking the field. To the rear of the property there is electric supply and a outside cold water supply.

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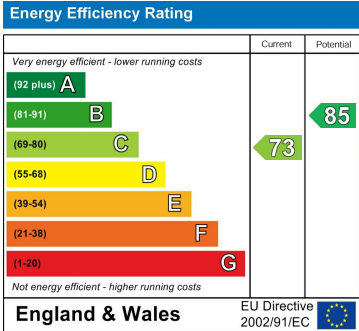
Area Map



Floor Plans



Energy Efficiency Graph



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