



MAIN ROAD | BOUGHTON | NEWARK | NG22 9JF

BuckleyBrown
ESTATE AGENTS

MORE THAT MEETS THE EYE!.. Welcoming to the market this spectacular two-bedroom detached bungalow, positioned on an impressive large corner plot within the popular village of Boughton, and nearby to a great range of shops, schools, amenities, and transport links. The property itself is a truly terrific find, having only had one owner, and boasting a spacious and well-appointed internal layout that will instantly impress upon viewing. Let's take a look inside..

From the moment you step inside, you will be impressed with the amount of space on offer. The open plan living area is terrific, boasting ample space for furnishings and homely touches, not to mention a beautiful feature fireplace that lends itself perfectly to cosy nights in. There's also dual aspect windows that allow a wealth of natural light to flow through wonderfully. The kitchen/diner is equipped with a range of units, along with a spacious pantry and ample dining space for enjoying family meals. You'll also gain access into the versatile conservatory where you'll gain easy access to the rear garden.

Moving further, you will find two colossal double bedrooms, both of which offer lots of space and flexibility to add your own stamp. The bathroom can also be found just opposite and is complete with a recently renovated modern four-piece suite where you can enjoy unwinding.

Heading outside, you will be impressed to find a well-maintained private and generous garden with a patio seating area that is perfect for enjoying alfresco dining while overlooking the pond. There's also a low-maintenance lawn and a handy storage shed all enclosed by a fence surround for additional privacy. The gated driveway provides ample off-street parking and the garage to the rear of the property has a handy utility room. The plot has so much potential for extending and making this home truly your own.

The property benefits from solar panels that were installed in 2013 on a 25 year lease.





Porch

With fitted carpets and access into;

Entrance Hall

With fitted carpets, storage cupboards, central heating radiator, window to the side elevation, and access into;

Living Room 12'2" x 22'2"

Open-plan with fitted carpets, feature fireplace, two central heating radiators, and dual aspect windows to the front and side elevation.

Kitchen/Diner 8'10" x 15'7"

Open-plan and complete with a range of fitted wall and base units with worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, breakfast bar, space for a fridge-freezer, access into a spacious pantry, ample dining space, central heating

radiator, and a window to the side elevation.

With access into;

Conservatory 8'7" x 12'6"

With surrounding windows, and a door leading out to the rear garden.

Utility 6'3" x 8'7"

With space and plumbing for both a washing machine and tumble dryer, and a window to the side elevation.

Bedroom One 12'9" x 13'3"

With fitted carpets, fitted wardrobes, central heating radiator, and a window to the side elevation.

Bedroom Two 10'4" x 12'2"

With fitted carpets, central heating radiator, and a window to the side elevation.



Bathroom 6'7" x 8'4"

Complete with a fitted bath, separate shower cubicle, low flush WC, vanity hand wash basin, full-height tiling, storage cupboard, central heating radiator, downlights, and two opaque windows to the side elevation.

Outside

Featuring a well-maintained garden to the rear with a spacious patio seating area, lawn, pond, shed, and a surrounding fence for additional privacy. To the rear of the property is a gated driveway and garage (2.88 x 6.17), providing space for off-road parking. There's also an attractive and spacious gated frontage, with decorative pebbling and chippings, alongside a second gated driveway with mature surrounding shrubs. The property also benefits from solar panels.



Ground Floor
130 sq.m / 1399.76 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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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