



£290,000 Freehold

18 THE HEATHERS | BOUGHTON | NEWARK | NG22 9HE

**BuckleyBrown**  
ESTATE AGENTS



## HOMELY, INVITING & SPACIOUS!

These are just some of the words we can use to describe this amazing three-bedroom family home! Positioned in the sought after area of Boughton, Newark, this home is a true gem. Boasting a thoughtfully designed layout, it perfectly blends style and functionality. Let's take a look inside...

As you step inside, you're welcomed by a bright and airy hallway that effortlessly guides you into the spacious living room, where a feature fireplace adds a touch of warmth and character, creating a perfect space to relax and unwind. From here, you'll discover the fully equipped kitchen/dining room, complete with a stylish breakfast bar and an open-plan design that flows seamlessly into the dining area. The dining room boasts double doors that open to the rear, creating a perfect blend between the indoor and outdoor living spaces. Off the kitchen, you'll find a handy utility room and a conveniently located WC. As you continue through the home, another versatile reception room awaits—currently serving as an office but offering endless possibilities to be transformed to suit your unique needs.

Upstairs, you will find three generously sized bedrooms, each offering a comfortable and inviting retreat. The master bedroom is a true highlight, featuring a built-in wardrobe for added convenience and storage. Additionally, there are two stylish bathrooms, both equipped with modern three-piece suites—one featuring a luxurious bath, while the other offers a spacious walk-in shower, ensuring both relaxation and functionality.

The exterior hosts a spacious driveway offering ample off-road parking and a detached garage, providing both extra storage and secure parking. To the rear and side, you'll find a well-maintained garden with a laid lawn, perfect for outdoor activities and a patio seating area which offers an ideal spot for relaxation and entertaining. The garden is fully enclosed with a fence surround, ensuring privacy and security.

Call today to view!





#### Entrance Hall

Doors provide access into;

#### Living room 12'8" x 13'6"

With laminate flooring, feature fireplace, bay window to front elevation and a door leading through to the kitchen/dining room.

#### Dining Room 8'0" x 10'11"

With tiled flooring and double doors opening to the rear garden. This room offers ample space for a dining table and chairs and provides an open plan design through to the kitchen.

#### Kitchen 10'11" x 17'3"

With tiled flooring and windows to the rear elevation. Complete with a watching range of cabinetry with ample worktop space. It

features an inset sink and drainer and space for appliances, as well as a door providing access into the utility room.

#### Utility 6'3" x 7'7"

The utility room offers additional cabinetry for extra storage and ample space for appliances. It also features a door to the side elevation, providing access to the garden and a door into the WC.

#### WC

Complete with a low flush WC and hand wash basin. With a window to the side elevation.

#### Office

This versatile reception room, currently used as an office, offers flexibility to suit your needs. With laminate flooring and a



window to the side elevation, the room is filled with natural light, creating a bright and inviting atmosphere. Whether used as a home office, study, or additional living space, it can easily be adapted to fit your lifestyle.

#### Landing

Doors provide access into;

#### Bedroom One 9'4" x 14'9"

With carpeted flooring, central heating radiator and windows to front elevation. This room benefits from fitted wardrobes.

#### Bedroom Two 7'11" x 14'7"

With carpeted flooring, central heating radiator and a window to front elevation.

#### Bedroom Three 9'3" x 9'6"

With laminate flooring, central heating radiator and a window to rear elevation.

#### Bathroom One 6'0" x 6'3"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a chrome radiator and window to rear elevation.

#### Bathroom Two 6'2" x 9'6"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to side elevation.

#### Outside

To the front of the property, you will find a driveway and garage, providing ample off-road parking. To the rear, you will find a well-maintained lawn and a patio seating area, with surrounding shrubbery.







Ground Floor  
69 Sq.m/ 741.29 Sq.ft  
Approx



First Floor  
56 Sq.m/ 601.24 Sq.ft  
Approx



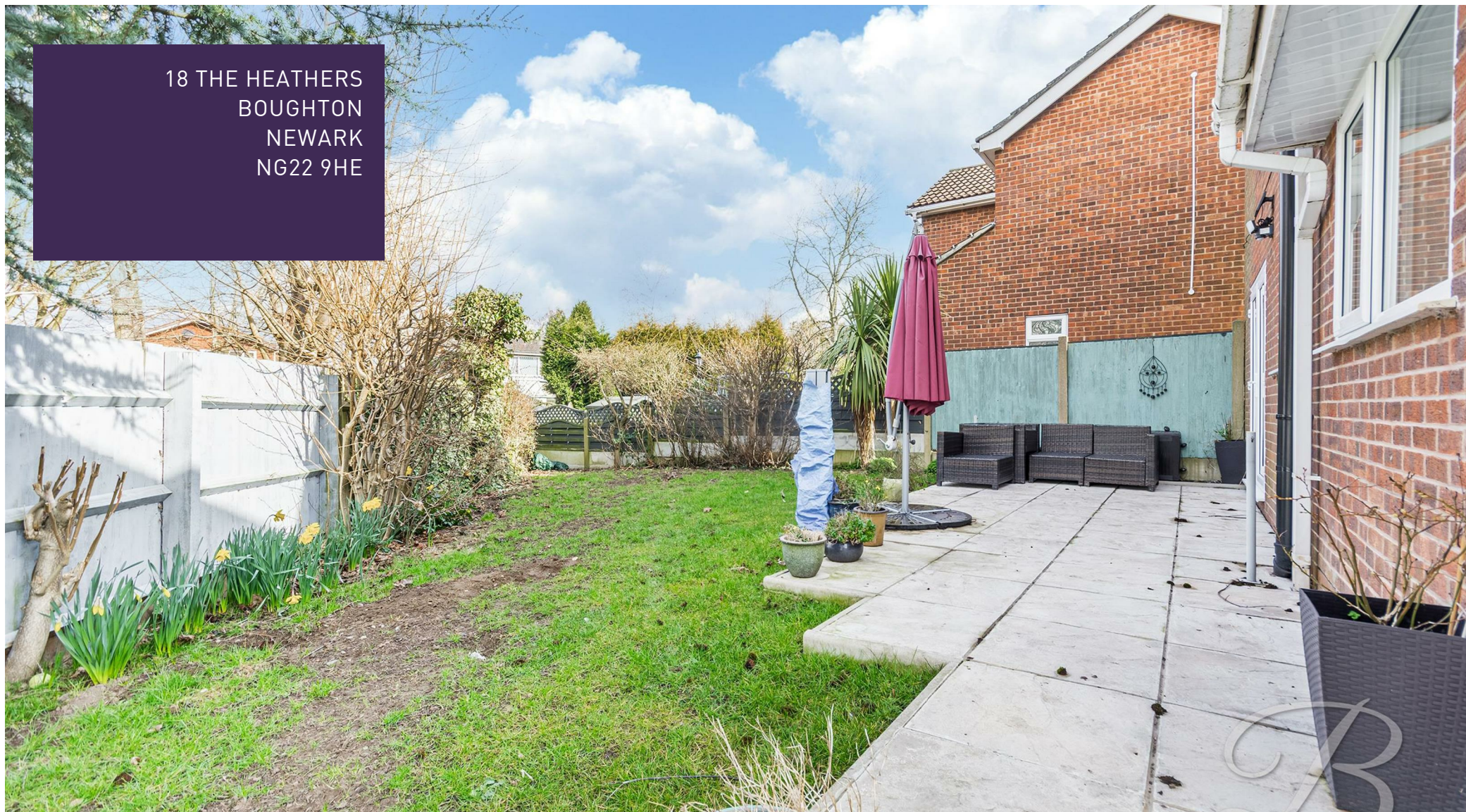
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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



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