



Offers In The Region Of £440,000 Freehold

BARONS COURT RETFORD ROAD | BOUGHTON | NEWARK | NG22 9JN

BuckleyBrown
ESTATE AGENTS

HOME TO TREASURE!

Nestled in the peaceful and sought-after area of Boughton, this charming three-bedroom barn conversion perfectly blends comfort, style, and practicality. Beautifully presented throughout, it offers spacious single-level living ideal for families or those seeking a quiet retreat.

Step inside to a well-appointed kitchen featuring oak cabinets, quartz work surfaces, and elegant tiled flooring with underfloor heating. There's space for an American-style fridge, integrated appliances, and plenty of storage. A practical utility room with matching oak units provides plumbing for a washing machine, space for a tumble dryer, and direct access to the rear courtyard garden.

The home flows seamlessly into a bright, open-plan lounge and dining area—ideal for modern living. The dining space features attractive Elka oak flooring with room for a large family table, while the inviting lounge includes a feature fireplace with a gas log-burner effect fire and a large bay window that floods the room with natural light, creating a warm and welcoming atmosphere.

Down the inner hallway is a modern family bathroom, two well-proportioned bedrooms (one currently used as a home office), and the spacious master bedroom suite. The master enjoys a private ensuite with a stylish four-piece suite and a fully fitted dressing room—adding a touch of everyday luxury.

Outside, the property continues to impress. A large gravel driveway provides ample parking and access to a double garage with generous storage. The front garden is beautifully landscaped with mature planting, established trees, and delightful countryside views. To the rear, an enclosed, low-maintenance garden offers paved patio seating areas and mature shrubs—perfect for relaxing or entertaining.

A superb opportunity to own a beautifully presented home in a tranquil setting—ready to move into and enjoy from day one!





Entrance Lobby with UPVC double glazed doors

Entrance Hall with Cloakroom

With vaulted ceiling and feature arched window. Central Heating radiator. Oak flooring and double cloak cupboard.

Cloakroom

With a low flush WC, vanity unit with sink and cupboard, heated towel rail.

Breakfast Kitchen 18'0" x 15'10"

Fitted oak cabinets comprising of wall and base units with quartz worktops. Integrated appliances – including a dishwasher, double oven, combination microwave, warming drawer and wine fridge. Four ring gas hob with extractor fan above. One and a half bowl sink with hot and cold mixer tap. There is room for an American style fridge freezer. Ceramic floor tiles with under floor heating. Windows with views over the open countryside and the rear garden. Door into the utility room.

Utility 5'4" x 10'2"

With a range of oak wall and base units. The worktop has an inset stainless steel sink with mixer taps. Plumbing for a washing machine and space for a tumble drier and fridge. Ceramic tiled floor. Door to the rear garden.

Lounge/Dining Room 32'3" x 24"

Open plan lounge/dining area with focal brick built fireplace with quarry tiled hearth and log burner effect gas fire. Feature bay window to the rear elevation. Original beams to the ceiling which have been painted to give a bright and airy feel. Telephone point, TV aerial point, dimmer lights, optical fibre internet connection. French doors leading to the rear garden. Central heating radiators. Door to inner hallway.

Inner Hall

With windows to front elevation and central heating radiators. Walk in airing cupboard with shelving and lighting. Access to loft space which houses the gas combination boiler.

Family Bathroom 12'2" x 6'1"

Four piece white bathroom suite comprising low flush WC, bidet, wash hand basin, and panelled spa bath with shower over. Fully tiled walls and floor with under floor heating. Stainless steel heated towel rail.

Bedroom Two 12'2" x 10'3"

Completed with carpeted flooring and French doors leading onto the rear garden. Fitted wardrobes

Bedroom Three/Office 12'2" x 9'0"

With fitted furniture and storage spaces, carpeted flooring and central heating radiator. French doors leading to the rear garden.



Master Bedroom Suite

Dressing Room 12'3" x 12'4"

With vaulted ceiling and arched feature window to front elevation. Fully fitted with grey bedroom furniture comprising of wardrobes and drawers. Carpeted flooring, central heating radiator and dual aspect windows.

Master Bedroom 14'11" x 15'5"

With triple fitted wardrobes, fitted dressing table, with mirror above, fitted bedhead with bedside cabinets. Fully carpeted. Radiators. French door overlooking the rear garden and dual aspect windows.

Ensuite 12'2" x 8'11"

Fully tiled with underfloor heating. Featuring a four piece suite with a walk in shower, fitted bath, hand wash basin over a fitted vanity unit with mirrors, lighting and storage and low flush toilet. Heated towel rail. Window overlooking the rear of the property.

Outside

Front Garden:

Features a large gravel driveway, offering parking for multiple vehicles. A brick built double garage with tiled roof and electric up and over doors provide additional storage space. Outside tap. A well maintained front and side lawned

garden with established trees and plants. Lovely views of the countryside.

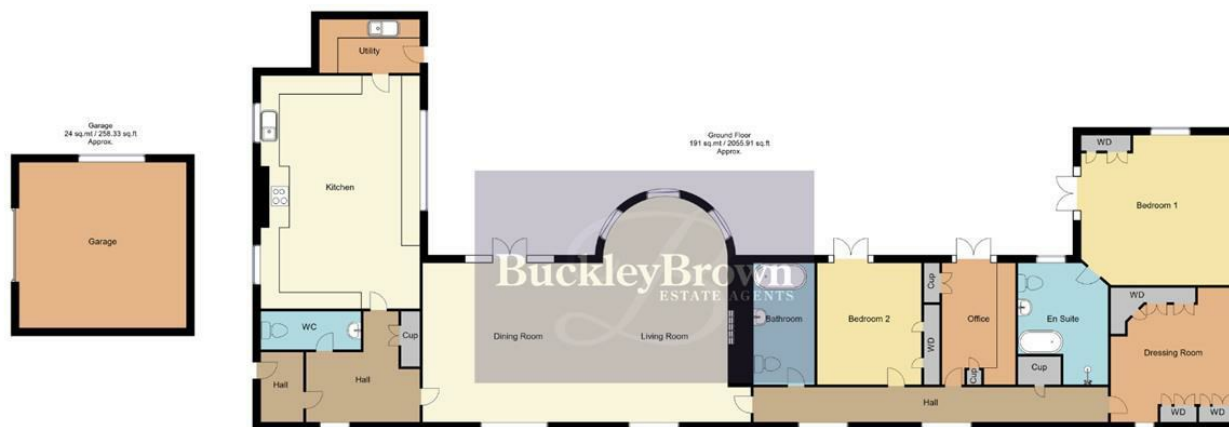
Rear Garden:

To the rear of the property there is an enclosed low maintenance private garden with paved patio seating areas and a range of mature plants and shrubs. Garden shed. Outside water tap and electric points.

Additional Features

- All windows and external doors are UPVC double glazed K glass units installed in 2021.
- Cavity Wall insulation.
- Fully insulated loft.





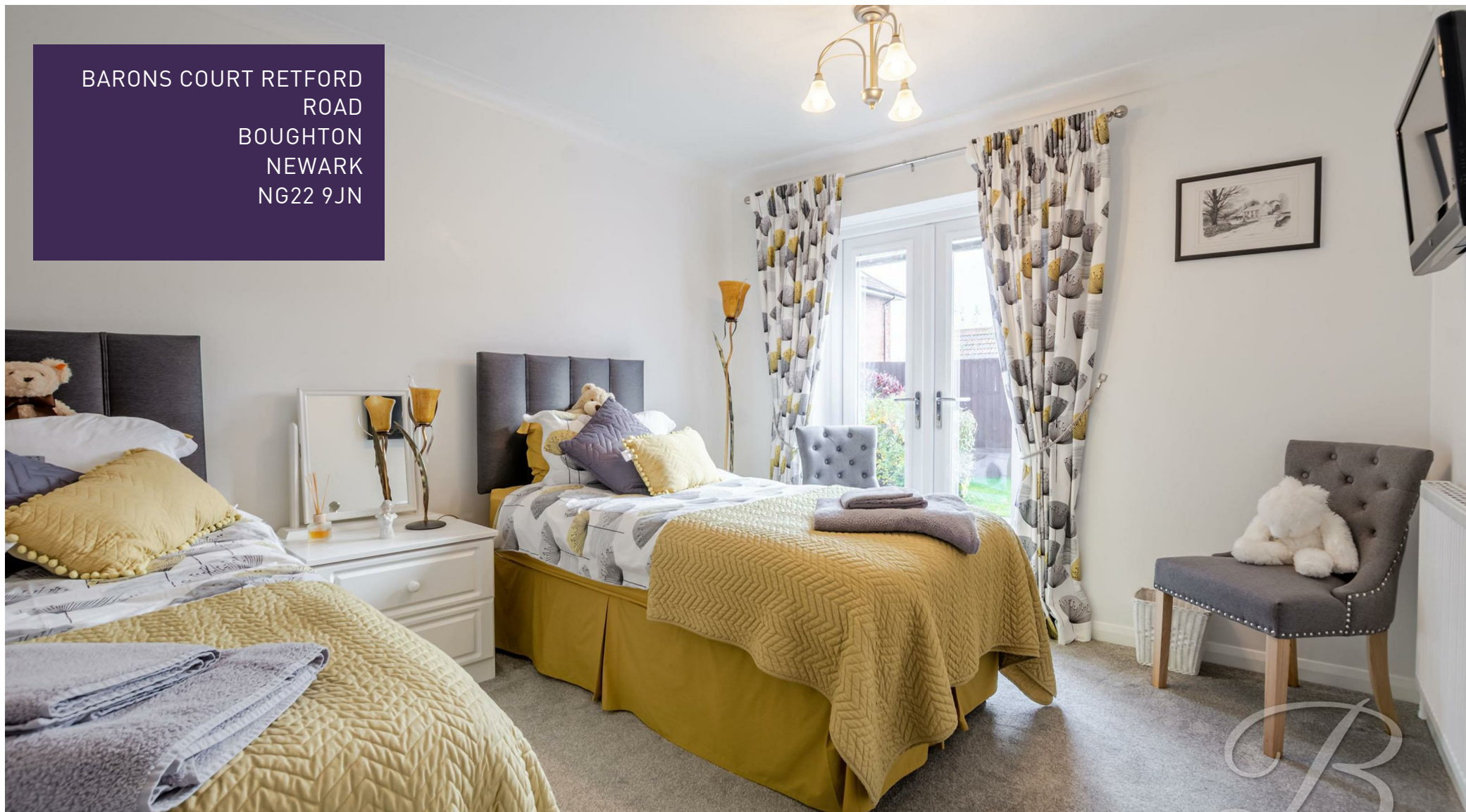
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. 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		91
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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