



EDLIN & JARVIS
ESTATE AGENTS



18 The Heathers

Boughton, Newark, NG22 9HE

£290,000



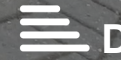
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18 The Heathers

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TUCKED AWAY This three double bedroom detached family home is tucked away in a cul de sac position and makes a great family home. Formally a four bedroom the owners have converted the fourth bedroom into an extra shower room making those morning routines easier.

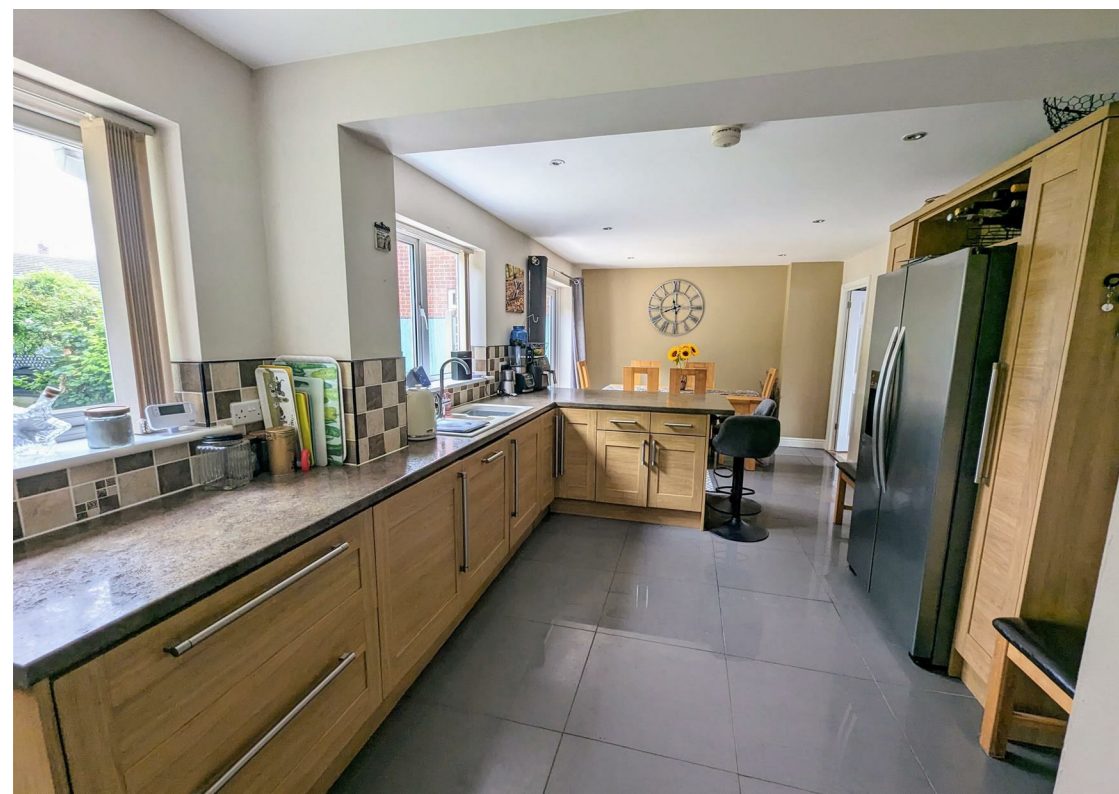
The hub of the home is the fabulous kitchen diner that extends over 24ft and is a great space for entertaining guests, family or just simply cooking up a treat for loved ones.

The property boasts a spacious lounge with an open fire where you can cozy up on the colder months, a study ideal for those working from home, downstairs WC, utility, three double bedrooms, a recently modernised bathroom and a separate shower room.

The property benefits from gas central heating with a combi boiler installed 18 months ago, a large block paved driveway providing parking for several vehicles and a detached garage.

Outside the enclosed gardens extend to the rear and side and are mainly laid to lawn with various shrubs and bushes and a York stone paved seating terrace.

Boughton is a small, village community set within the heart of "Robin Hood Country". The village lies about 1.8 miles from the centre of Ollerton. Ollerton provides an excellent range of amenities including local shops, a Tesco Superstore, Schools and Leisure Centre. The property has easy access to Sherwood Pines, Clumber Park, Sherwood Forest and Rufford Country Park where you can enjoy lovely walks. The property gains fast access to the main road networks leading to the City of Nottingham and the A1.





Entrance Hall

Lounge
16'5 x 12'7 (5.00m x 3.84m)

Kitchen Diner
24'3 x 11'4 (7.39m x 3.45m)

Utility Room
8'1 x 6'2 (2.46m x 1.88m)

WC
4'11 x 4'8 (1.50m x 1.42m)

Study
8'9 x 8'1 (2.67m x 2.46m)

Landing

Bedroom One
13'6 x 12'7 (4.11m x 3.84m)

Bedroom Two
13'4 x 8'1 (4.06m x 2.46m)

Bedroom Three
9'10 x 9'2 (3.00m x 2.79m)

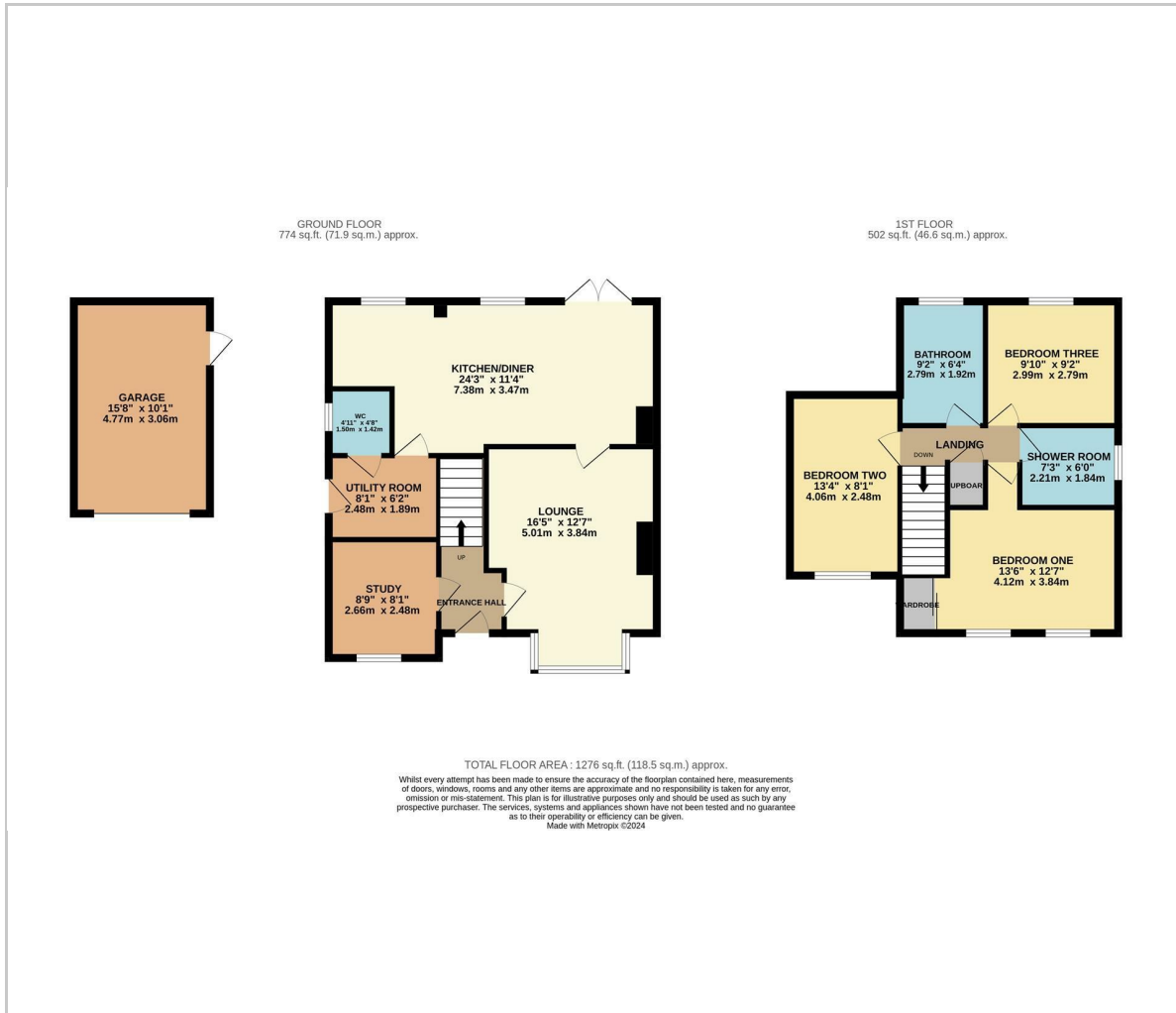
Bathroom
9'2 x 6'4 (2.79m x 1.93m)

Shower Room
7'3 x 6'0 (2.21m x 1.83m)

Garage
15'8 x 10'1 (4.78m x 3.07m)



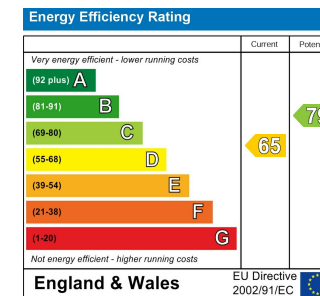
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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