



## Linton Drive

, Boughton, NG22 9JH

£250,000



Welcome to Linton Drive, Boughton - a charming location for this delightful detached house. This property boasts a spacious reception room, kitchen, utility, ground floor wc, with three cosy bedrooms and modern shower room. The property benefits from a driveway and garage.

Linton Drive presents an opportunity to own a beautiful home in a desirable location. Don't miss out on the chance to make this property your own and experience the joys of living in a well-designed detached house. Contact us today to arrange a viewing and envision the possibilities that await you at Linton Drive, Boughton.



## Description

The property is located on a corner plot offer additional space outside and comprises of an entrance porch, hallway, lounge, conservatory, utility, ground floor wc with three bedrooms and a modern bathroom.

## Porch

The property is entered through the upvc front porch which has a side upvc window and built in storage cupboard.

## Hallway 9'10" x 6'4" (3.00m x 1.95m)

With an open plan staircase with under stairs storage space, laminate flooring and radiator.

## Lounge 22'3" x 11'7" (6.80m x 3.55m)

The lounge is a generous size with carpet, dado rail, a centre feature of a gas fire with wood surround, decorative tile insets and marble hearth. Stepping up into the diner area to the back of the room, which then leads through to the conservatory.

## Kitchen 12'1" x 7'10" (3.70m x 2.40m)

The kitchen comprises of wood base and wall units, built in electric oven, induction touch screen hob, integrated dishwasher, part tiled walls, tiled floor, rear facing upvc window with blind, radiator and side door leading into the utility room.

## Utility Room 7'10" x 7'8" (2.40m x 2.35m)

A great addition to any home allowing the mechanics of a family to be out of the main living area. Having space for a washing machine, vinyl flooring, additional storage and access to the ground floor wc and rear access into the garden.

The gas central heating boiler, (Worcester, Greenstar Ri) is located in the utility room.

## Conservatory 11'1" x 5'10" (3.40m x 1.80m)

The conservatory is built on a dwarf brick wall and has windows fully round with French doors opening up into the garden, tiled floor and electric sockets.

## First Floor Landing

Leading to the first floor up the staircase onto the landing with a side facing window, access to the loft and airing cupboard.

## Master Bedroom 11'1" x 9'10" (3.40m x 3.00)

A rear facing bedroom with carpet, upvc window, blind, over looking the picturesque garden and radiator.

## Bedroom Two 11'0" x 10'1" (3.36m x 3.08m )

A double bedroom front facing with a blind, three double built in wardrobes, carpet and radiator.

## Bedroom Three 8'2" x 7'10" (2.50m x 2.40m)

A single bedroom front facing with carpet and a built in cupboard situated on the bulk head.

## Shower Room 7'10" x 6'6" (2.40m x 2.00)

A newly renovated modern shower room comprising of a one and a half walk in shower cubicle with an electric shower, sink encased in a vanity unit and wc. Fully tiled walls, wall mounted matching units with centre mirror.

## Outside

To the front of the property there is an open plan front garden with establish plants and shrubs, block paved driveway for several approximately 2 vehicles, side wrought iron gate leading to the rear garden.

To the rear the garden offers something for everyone. There is a pond area, potting area with greenhouse, wooden shed, patio and an array of beautiful plants, shrubs and small trees in well maintained borders. The garden sweeps round the side of the house and is enclosed by a hedge with side gates for additional access.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

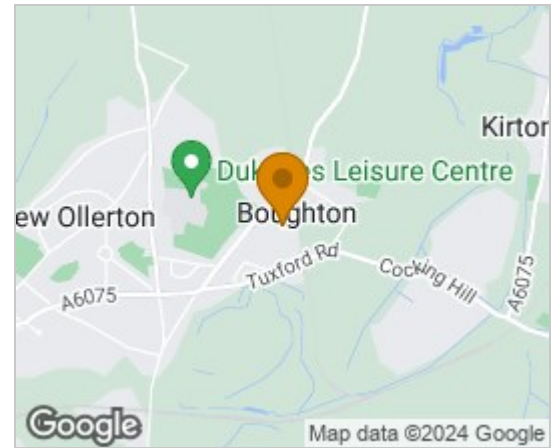
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

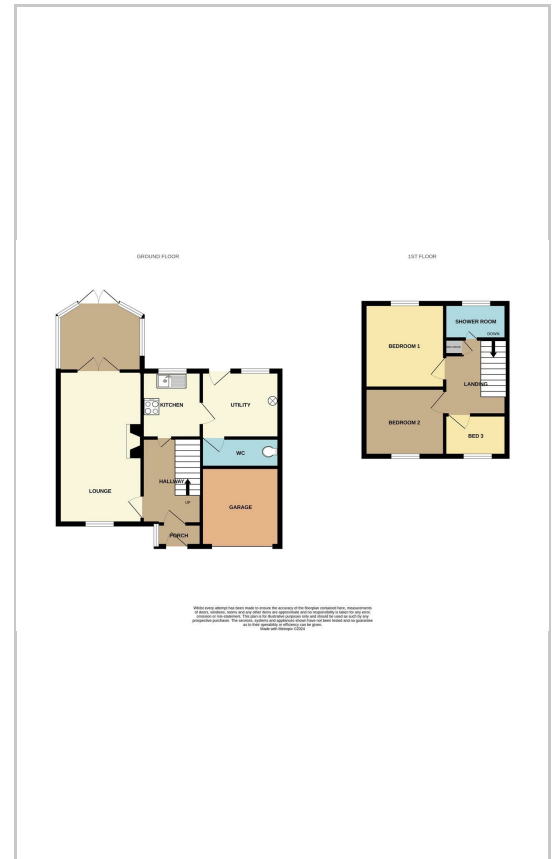
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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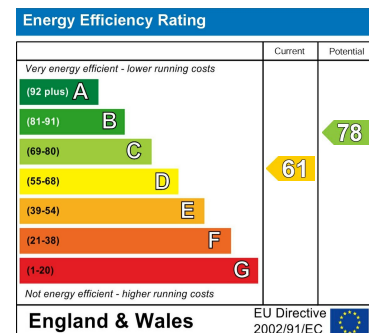
## Area Map



## Floor Plans



## Energy Efficiency Graph



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