



## Linton Drive

Boughton, Newark, NG22 9JH

Offers in excess of £240,000



Welcome to this charming detached family home located on Linton Drive in the sought-after area of Boughton, Newark. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal space for comfortable family living.

As you step into this detached house, you are greeted by a sense of space and light, perfect for creating a warm and inviting atmosphere for your family and guests. The two reception rooms offer versatility, providing ample space for entertaining and relaxing.

Situated in the heart of Boughton, this property is conveniently close to local amenities, everything you need is just a stone's throw away.

Don't miss the opportunity to make this spacious and detached house your new family home. Book a viewing today and envision the endless possibilities that this property has to offer.





### Description

This detached family home as the benefit of a rear extension expanding the family space on offer. The property briefly comprises of a lounge, new kitchen, dining room, ground floor utility & wc with three bedrooms to the first floor and family bathroom.

To the outside there is a front lawn, driveway, garage and rear garden to the back.

This property must be viewed.

### Entrance Hall

The property is entered into the inviting hallway which has laminate flooring, spindle staircase, radiator and ceiling light.

### Lounge 22'11" x 11'6" (7.00m x 3.52m)

The lounge has dual aspect window allowing the natural light to flood into this generous size lounge which has a centre feature of a log burner, solid wood mantle, storage shelves, carpet, two radiators with ceiling lights.

### Kitchen 12'1" x 8'0" (3.70m x 2.45m)

The kitchen is newly fitted of beige high gloss wall and base units with soft closing doors and drawers, speckled work top, putty stone effect part tiled walls, stainless sink with retractable tap, electric fan assisted oven and four ring electric induction touch top hob, integrated fridge / freezer. Laminate flooring continues through from the hallway.

### Dining Room 14'3" x 10'11" (4.35m x 3.34m)

The dining room is an extension to the original build allowing additional family space. The room has laminate flooring built in units, radiator, access to the rear garden through French UPVC doors or through the side UPVC door to access the side of the house.

### Master Bedroom 11'11" x 11'10" (3.65m x 3.62m)

A double bedroom rear facing over looking the garden with carpet, electrics, tv point and radiator.

### Utility & Cloak Room 8'8" x 4'6" (2.66m x 1.38m)

Any family homes needs a ground floor cloakroom with wc with soft closing lid, hand basin built into the unit, tiled floor, plumbing for a washing machine and dryer with work top space. The noise of daily chores nicely tucked away from the main house.

### Stairs & Landing

The open plan spindle staircase with carpet leads to the first floor where there is a side facing window, loft access which is part boarded.

### Bedroom Two 11'10" x 11'6" (3.62m x 3.53m)

A double bedroom front facing with carpet, electrics, tv point and radiator.

### Bedroom Three 8'2" x 8'5" (2.49m x 2.59m)

A single bedroom front facing currently used as a dressing room with built in seating round the bulk head, carpet and radiator.

### Bathroom 7'10" x 5'7" (2.41m x 1.72m)

The bathroom comprises of a white three piece bathroom suite; bath with centre taps and extractable shower hose, hand basin and wc with soft closing lid, walk in shower cubicle with a gravity fed shower, chrome tubular towel rail, recess lighting and extractor.

### Outside

To the front of the property there is a driveway leading to the garage, lawn area underneath the window and a perimeter hedge.

The rear can be accessed through the side wooden gate or through the dining room onto the patio area, stepping up onto the lawn with a slabbed circular patio, established shrubs and small tree and potting shed. The garden is fully enclosed with fencing.

### Garage

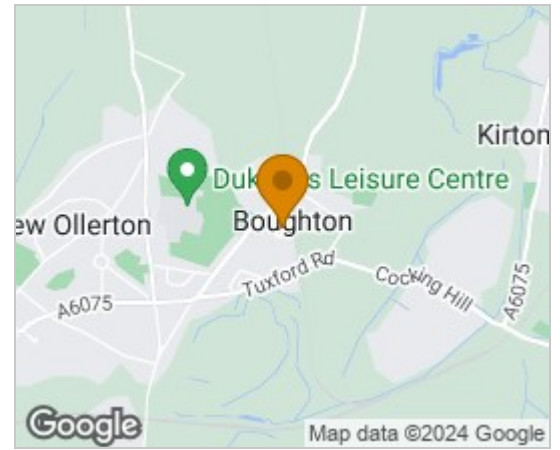
### Additional Benefits

The property has a 4 kwh solar panel system on a 'rent a roof' scheme allowing for free electricity.

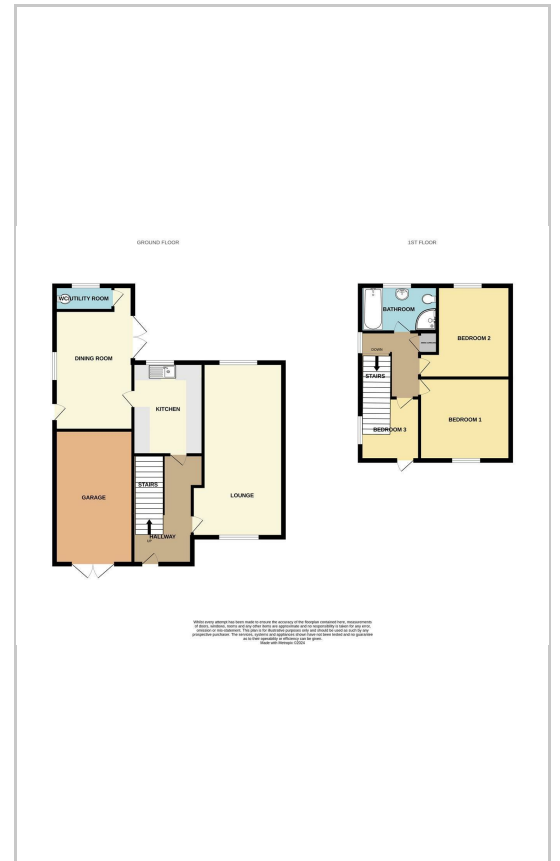
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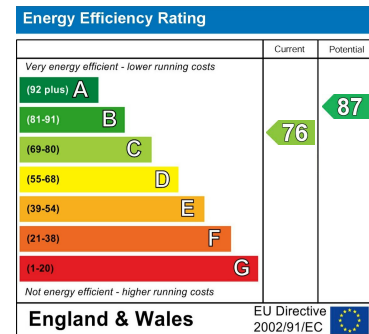
## Area Map



## Floor Plans



## Energy Efficiency Graph



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