



Manor Close

Boughton



Offers in the Region Of £265,000

Chadwells
Estate & Letting Agents



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FOR SALE
Tel: 01623 861861
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Immaculately Presented
Detached Bungalow...
Tucked away in a private
cul de sac.





Manor Close





Welcome

Internally the property boasts a bright and spacious lounge with open plan dining room, kitchen, shower room, three good sized bedrooms. Not only is the internal of this property impressive the external will not disappoint with a private driveway to the side leading to the detached garage with electric door and beautifully presented low maintenance gardens to the front and rear. This property isn't expected to be around for long so contact our office today and arrange a viewing!



Step inside...

Entrance Hallway

uPVC front door. Laminate Flooring, doors leading to living Room, bedrooms and bathroom.

Living Room 12' 11" x 12' 5" (3.93m x 3.78m)

uPVC bay window to front aspect of property, Carpet flooring, ceiling light, gas fire with surround and radiator. Door leading to Hallway and open plan into the dining area.

Dining Room 9' 5" x 10' 5" (2.86m x 3.17m)

uPVC window to front aspect of property. Carpet flooring, ceiling light and radiator. Door leading to kitchen and open plan into living room.

Kitchen/Breakfast Room 8' 10" x 11' 0" (2.70m x 3.36m)

Range of base and walls units, roll top work surface with inset sink and drainer. Integrated oven and hob with extractor fan over. Breakfast bar, vinyl flooring, ceiling light and radiator.

Bedroom 1 13' 10" x 10' 5" (4.21m x 3.17m)

uPVC window to rear aspect

Bedroom 2 10' 8" x 10' 11" (3.25m x 3.33m)

uPVC patio doors to rear aspect. Carpet flooring, ceiling light and radiator.

Bedroom 3 8' 8" x 9' 1" (2.63m x 2.76m)

uPVC window to side aspect. Carpet, radiator and ceiling light.

Shower Room 4' 10" x 10' 4" (1.48m x 3.15m)

uPVC obscure window to side elevation. Two piece white suite with W/C and pedestal wash basin with vanity unit. Walk in shower. Cupboard housing boiler.

Externally

Plenty of space for off road parking with a private driveway to the side leading to the detached garage with electric door and beautifully presented low maintenance gardens to the front and rear.

Energy performance certificate (EPC)

10 Manor Close Boughton NEWARK NG22 9JS	Energy rating C	Valid until: 13 February 2034 Certificate number: 0390-2084-0320-2894-2415
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Property type: Detached bungalow
Total floor area: 84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

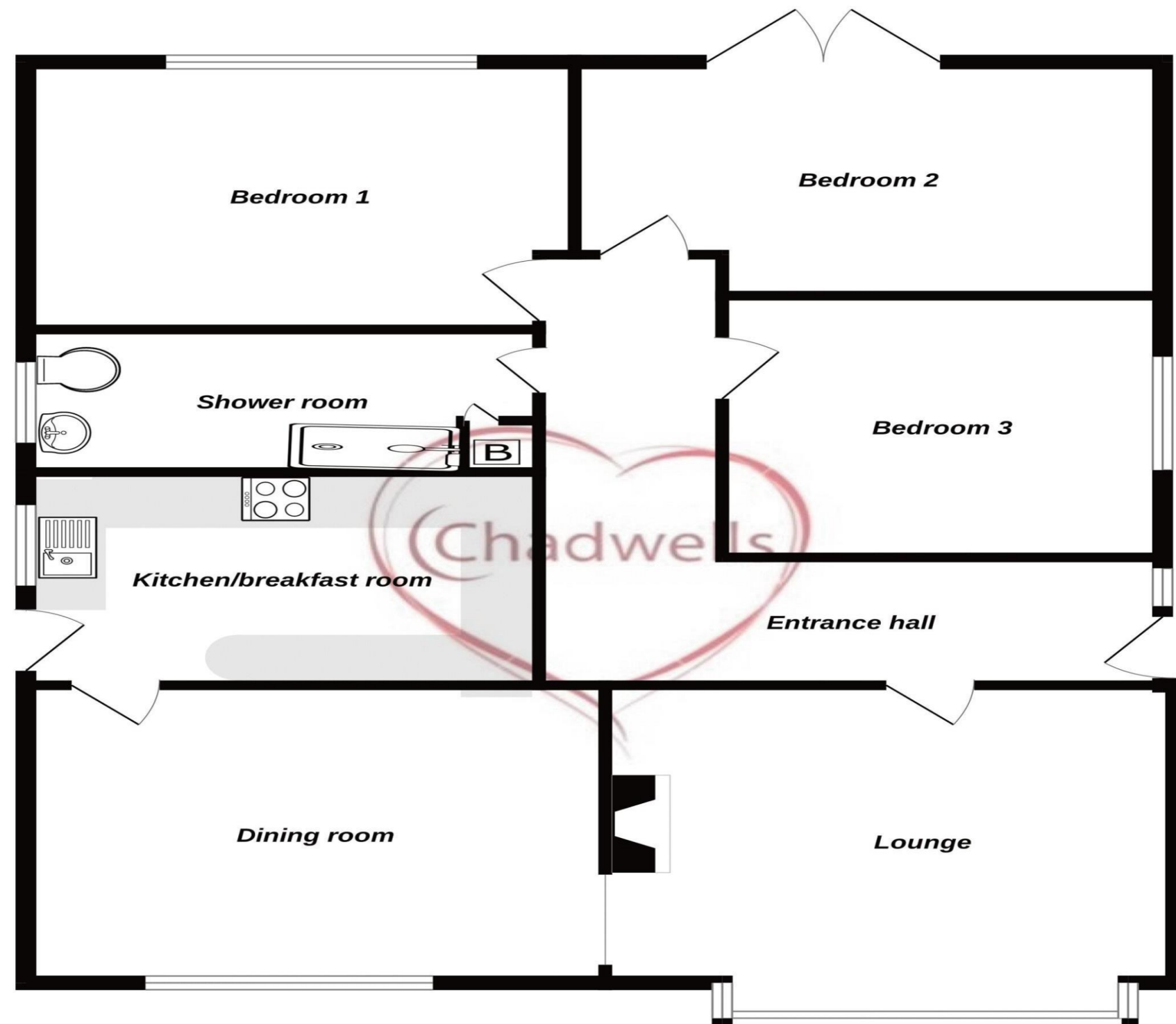
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling Homes with Bespoke Lifestyle Photography

Chadwells
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If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

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