



Petford Road

Boughton



£180,000

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Prepare To Be Amazed...





Retford Road



Welcome

Welcome to this beautifully presented two-bedroom detached bungalow, perfectly situated in the highly desirable location of Boughton. Offering a harmonious blend of comfort and convenience, this charming property is an ideal choice for those seeking a peaceful retreat with easy access to local amenities. Boasting a substantial driveway to the front, a low maintenance private rear garden, and thoughtfully arranged interior spaces, this bungalow offers everything you need for a comfortable and relaxed lifestyle. Originally this property was the local telephone exchange and was first converted in the 1980's. Step inside to discover a bright and inviting reception room that serves as the heart of the home. Spacious and versatile, this room provides an excellent space for relaxing or entertaining guests. The neutral décor and well-maintained interiors create a warm and welcoming atmosphere, making it easy for you to imagine settling in and making the space your own. The kitchen, designed with functionality in mind, offers ample workspace and storage options, perfect for preparing your favourite meals. The layout ensures a smooth flow throughout the home, enhancing the overall usability of the property. Natural light pours in through the windows, further enhancing the sense of openness and comfort. Accommodation includes two generously sized bedrooms, both beautifully presented and providing tranquil spaces to unwind after a busy day. Complementing the bedrooms are two separate bathroom facilities: bathroom and a separate WC, which is particularly convenient for families or guests. These practical features add to the overall appeal of the property, ensuring comfort and convenience are prioritised. Outside, the low maintenance private rear garden offers a serene outdoor retreat, perfect for enjoying the sunshine or hosting intimate gatherings. At the front, the substantial driveway offers plenty of parking space, a valuable asset in this sought-after location. Boughton is renowned for its peaceful ambience and strong community feel, with excellent local amenities, schools, and transport links nearby. This bungalow's location means you can enjoy the best of both worlds: a quiet, suburban setting with everything you need close at hand. Whether you're downsizing, looking for a retirement home, or simply wanting a comfortable property in a well-regarded area, this bungalow is a fantastic opportunity. In summary, this detached two-bedroom bungalow in Boughton offers beautifully maintained living spaces, practical features including a separate bathroom and WC, and both front and rear garden areas designed for ease and enjoyment. With its desirable location, substantial driveway, and inviting interiors, this property is ready for you to move in and make it your new home. Don't miss the chance to view this lovely bungalow and experience all it has to offer firsthand.



Step inside...

Entrance Hall

Accessed through a composite door with obscure glass panel to front aspect. Having vinyl flooring, radiator, pendant light fitting and cupboard housing boiler.

Kitchen Diner *8' 10" x 11' 0" (2.69m x 3.35m)*

Fitted with modern wall and base units, having roll top work surface over inset with a composite one and a half sink/drain and a pull-out spray mixer tap. Appliances include an integral electric oven and a ceramic hob with stainless extractor hood over. Additionally benefiting from vinyl flooring, metro tiled splash backs, uPVC window to the rear, radiator, spotlights and skylight window to the ceiling.

Lounge *7' 5" x 13' 8" (2.26m x 4.17m)*

Having vinyl flooring, wall light fittings, anthracite vertical radiator and uPVC French doors leading to the enclosed rear garden.

Bedroom One *10' 4" x 10' 3" (3.15m x 3.12m)*

Having carpet flooring, radiator, decorative ceiling light fitting and dual uPVC windows to side aspect.

Bedroom Two *10' 3" x 8' 1" (3.12m x 2.46m)*

Having carpet flooring, radiator, access to loft, pendant light fitting, uPVC windows to the front and side aspect.

Bathroom *5' 8" x 6' 5" (1.73m x 1.96m)*

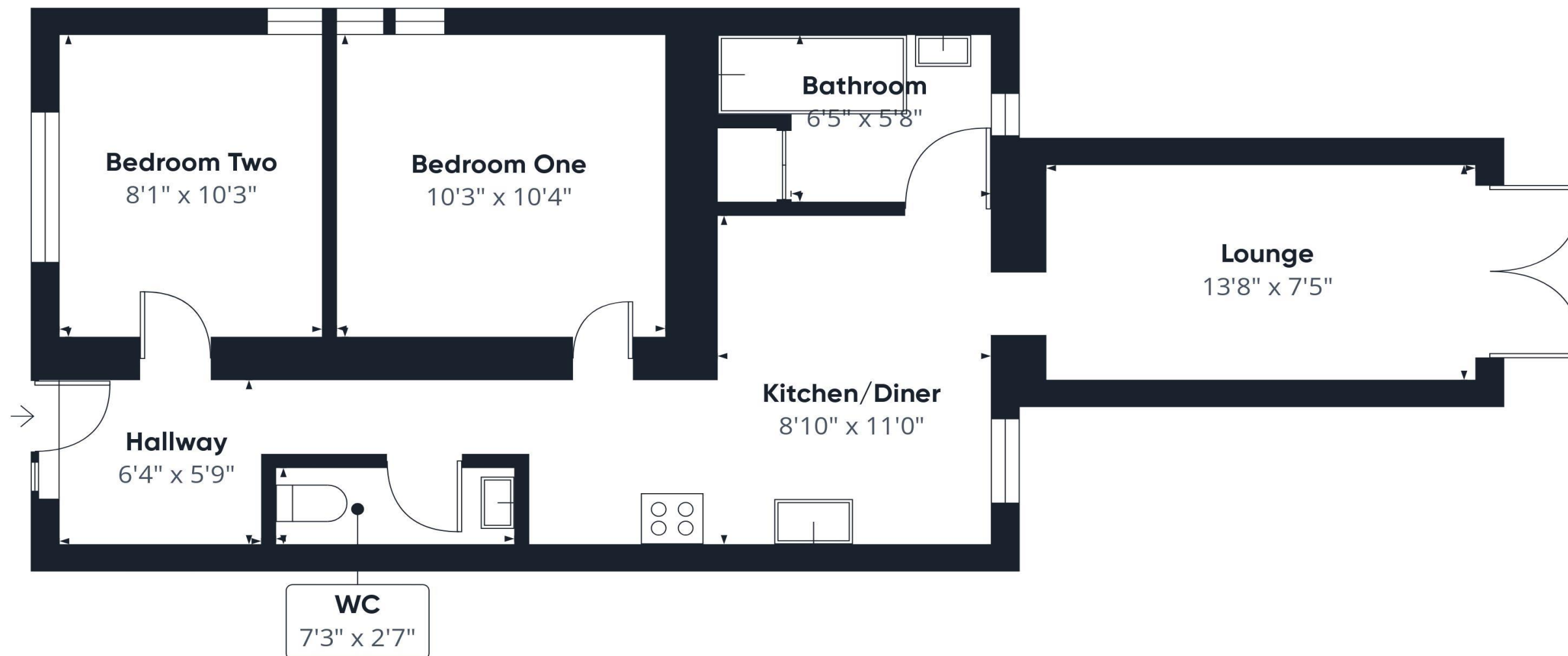
Fitted with a two piece suite comprising of a white panel bath with electric shower over and pedestal hand wash basin. Vinyl flooring, part tiled walls, radiator, extractor fan and uPVC window to rear aspect. Also benefiting from a storage cupboard with space and plumbing for a washing machine

WC *2' 7" x 7' 3" (0.79m x 2.21m)*

Fitted with a two piece suite comprising of low flush WC and hand wash basin set in vanity. Vinyl flooring, part tiled walls and extractor fan.

Externally

To the front of the property there is low maintenance gravel driveway offering ample off street parking with an additional area laid to lawn. To the rear of the property is a private garden with decking and graveled areas to the side.



Approximate total area⁽¹⁾
556 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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