



Church Road, Boughton NG22 9JR

£280,000

A family home ripe for cosmetic refinement standing on a larger than average plot overlooking open countryside in this pleasant, Nottinghamshire Village. Competitively priced reflecting its potential.

- Grounds of approximately 0.19 acre
- Lounge plus dining room
- Study
- Garage plus ample parking

DESCRIPTION AND SITUATION

Here is an excellent opportunity to purchase a family home that is ripe for refinement to personal taste as has been reflected in the fair and reasonable asking price when due consideration is given to the value that fully modernised properties of this type command in today's market.

The property stands on a larger than average plot extending to approximately 0.19 acres or thereabouts. There is ample parking within the grounds and potential to create further parking space for a caravan or motorhome to the left hand side of the house.

The property provides well proportioned living accommodation with lounge with separate but adjoining dining room providing the advantages in terms of economy and privacy gained from two separate reception rooms along with the advantage of a large room, perfect for entertaining. In addition, there is a study on the ground floor which is ideal for those who work from home or could be used as a fourth bedroom if required.

The sale gives the buyer the opportunity to customize the accommodation to their own taste. The property enjoys an enviable position taking advantage of views across open farmland to the front and towards the Church at the rear. 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 has become a small town and provides an excellent range of amenities including local shops, a Tesco Superstore, Schools and Leisure Centre. The property gains fast access to the main road networks leading to the City of Nottingham and the A1.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above. An early inspection is recommended to avoid disappointment.

ACCOMMODATION

The accommodation with approximate room sizes maybe more fully described as follows:

ENTRANCE HALL

With staircase giving access to the first floor accommodation plus central heating radiator.

CLOAKROOM/W.C 3'10" x 4'11" (1.19 x 1.5)

Equipped with a low level W.C. plus wash hand basin.

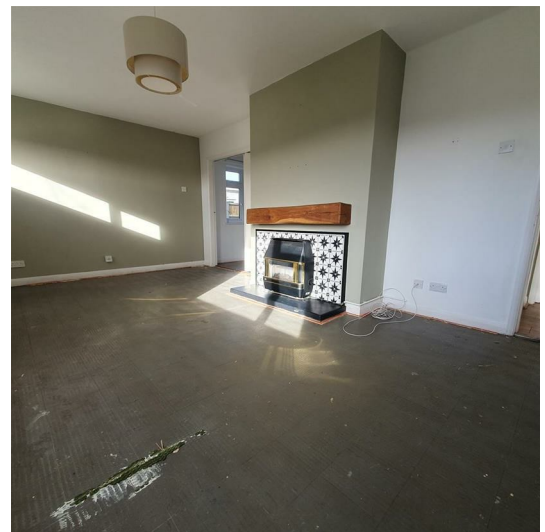
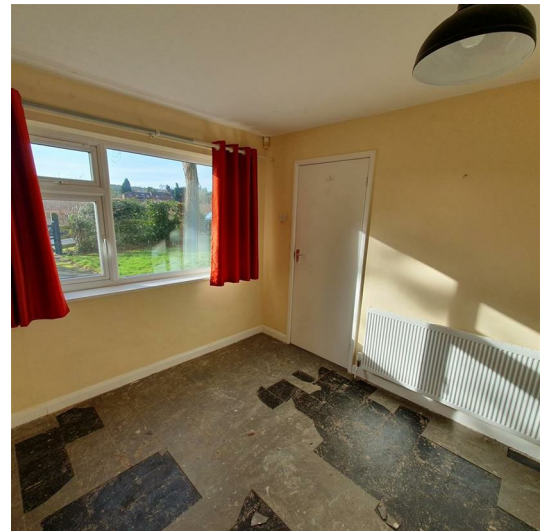


STUDY 10'3" x 8'11" (3.13 x 2.72)

With fitted storage cupboard, double glazed window and central heating radiator.

**LOUNGE 11'5" x 18'11" (3.48 x 5.77)**

Wall mounted gas fire, two double glazed windows plus central heating radiator. Bi fold doors give access to the dining room.



DINING ROOM 8'11" x 15'1" (2.72 x 4.62)

With double glazed windows to two elevations, central heating radiator and Bi fold door to the lounge.

**KITCHEN 9'5" x 10'9" (2.89 x 3.3)**

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, plumbing for washer, space for cooker, walk in pantry, in built store cupboard, double glazed window and central heating radiator.



REAR PORCH 6'9" x 10'4" (2.06 x 3.17)

With plumbing for washer, boiler house leading off containing the wall mounted gas condensing combination boiler. Further walk in store room.

**FIRST FLOOR:****LANDING**

Double glazed window, in built cupboard and central heating radiator.

BEDROOM 13'3" maximum x 11'5" (4.05 maximum x 3.49)

Double glazed window taking advantage of attractive rural views to the front. In built wardrobe and central heating radiator.



BEDROOM 11'10" x 11'9" (3.63 x 3.6)

Double glazed window overlooking the rear gardens and taking advantage of the views towards the Church. Central heating radiator.

**BEDROOM 6'9" x 8'0" (2.07 x 2.44)**

Double glazed window enjoying a rural view to the front plus central heating radiator.

**BATHROOM/W.C 6'8" x 8'5" (2.05 x 2.58)**

Equipped with a bath with electric shower and screen above, wash hand basin, W.C. Double glazed window and central heating radiator.



OUTSIDE

A five bar gate gives access to the driveway providing ample off street parking and leading to an attached brick built garage (2.61 x 5.24). There is a useful area to the left hand side of the house which could offer potential to create further off street parking for cars, caravan or motorhome. There are good sized rear gardens which would be ideal for the safe enjoyment by younger members of the family.



OUTSIDE PHOTOS



ADDITIONAL OUTSIDE PHOTOS



TENURE
Freehold. Vacant possession on completion.

VIEWING
Arranged with pleasure by the Sole Selling Agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer.

COUNCIL TAX BAND D

Glebe House Church Street, Boughton



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

