



Offers Over £140,000 Freehold

53 BENTINCK CLOSE | BOUGHTON | NEWARK | NG22 9HP

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ESTATE AGENTS

## YOUR NEXT MOVE...

Tucked away in the ever-popular area of Bentinck Close, Boughton, this well-presented end-terrace home offers an excellent blend of comfort, privacy and convenience. With a large landscaped wrap-around garden and generous driveway, the property is perfectly suited to families, first-time buyers or investors seeking a fantastic opportunity in a sought-after location.

Boughton itself is a well-regarded residential area, known for its friendly community feel, nearby schooling options and easy access to Ollerton's vibrant high street. With local amenities close by and strong transport links, it offers the perfect balance of peaceful living and everyday convenience.

Let's take a look inside...

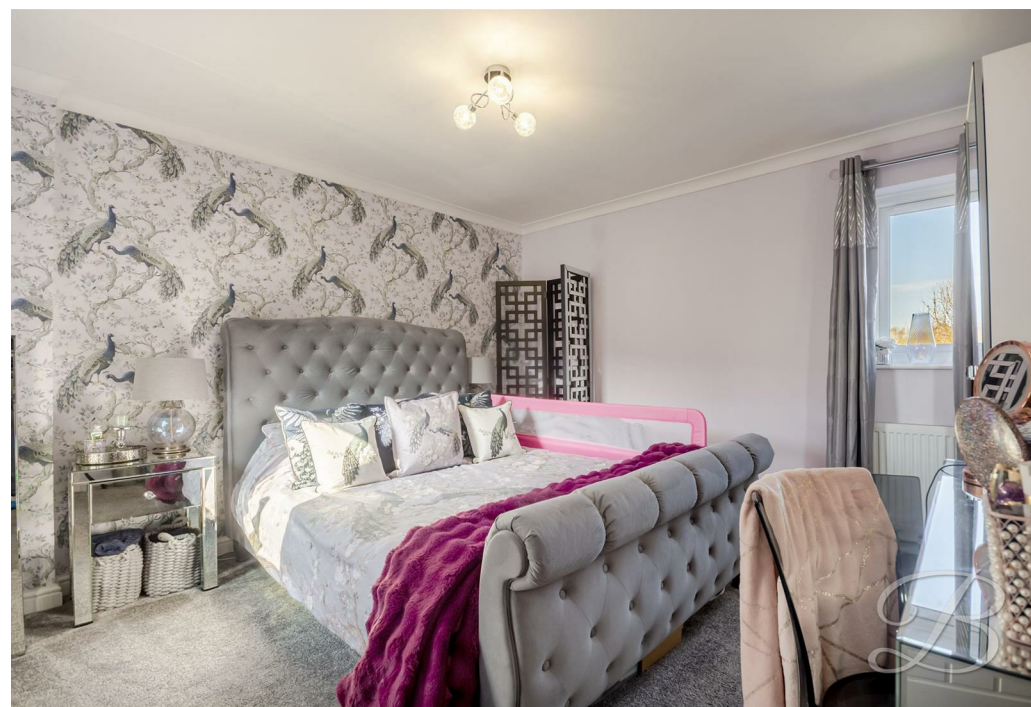
The ground floor welcomes you with a bright and airy living room, enhanced by French doors opening onto a private seating area—ideal for both relaxing and entertaining. Adjacent to this is a highly versatile dining room, complete with its own external access, offering flexibility for modern living. The kitchen is well-equipped with ample storage and worktop space, making it both practical and functional, while a convenient cloakroom/WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, all newly decorated to create a fresh and inviting feel throughout. A contemporary three-piece family bathroom serves the accommodation.

Externally, this home truly stands out. The beautifully landscaped wrap-around garden provides a generous and private outdoor space, perfect for entertaining, family time or outdoor dining. In addition, a large driveway offers ample off-road parking.

Combining space, presentation and potential, this property is an excellent choice for families looking to settle, first-time buyers stepping onto the ladder, or investors seeking a strong addition to their portfolio.

Call our team today to arrange your viewing—this is one you won't want to miss.





### Entrance Hallway

Accessible from the side elevation with a storage cupboard under the stairs and leading access into;

### Kitchen 5'10" x 11'7"

The kitchen is fitted with a range of matching wall and base units, complemented by ample worktop space. It features an inset sink with drainer, integrated appliances and a window to the front elevation, allowing for plenty of natural light while maintaining a practical and functional layout.

### Dining Room 8'9" x 9'4"

The dining room is a versatile reception space, featuring laminate flooring, a central heating radiator and a window allowing for natural light. An external door

provides direct access to the rear garden, adding flexibility to suit a variety of uses including dining, entertaining or home working.

### Living Room 11'8" x 12'8"

The living room is bright and welcoming, featuring carpeted flooring, a central heating radiator and a window to the rear allowing for plenty of natural light. French doors open onto the front elevation, creating a seamless connection to the outdoor seating area and enhancing the sense of space.

### WC 3'9" x 5'4"

Fitted with a hand wash basin, low flush wc and a window to the side elevation.



### Landing

Fitted storage cupboard and leading access into;

### Bedroom One 12'8" x 12'7"

Carpeted flooring, central heating radiator and dual aspect windows to the front and rear elevation.

### Bedroom Two 8'8" x 9'4"

Carpeted flooring, central heating radiator and window to the rear elevation.

### Bedroom Three 8'11" x 11'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

### Bathroom 5'5" x 8'7"

Three piece suite comprising of a hand wash basin, low flush WC and a window to the side elevation.

### Outside

Externally, the property truly excels, benefitting from a large, beautifully landscaped wrap-around garden that offers both space and privacy. To the front, a gated entrance opens onto a generous driveway, providing ample off-road parking, alongside an enclosed garden and patio seating area—perfect for enjoying the warmer months. The garden continues around the property, creating a fantastic sense of space and versatility. To the rear, you'll find a well-maintained lawn, complemented by additional patio seating areas ideal for outdoor dining and entertaining. The entire plot is enclosed by a combination of walling and fencing, making it a secure and private environment, well-suited to families and those who enjoy outdoor living.



Ground Floor  
46sq.m/499.98sq.ft  
Approx



First Floor  
47sq.m/501.27sq.ft  
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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