



Bentinck Close
Boughton Newark



Bentinck Close Boughton Newark NG22 9HP

for sale offers over
£140,000



Property Description

Welcome to this well-presented three-bedroom home on Bentinck Close, Boughton, offered with no onward chain and ideal for first-time buyers or investors seeking a solid, low-maintenance opportunity.

The property opens into a spacious entrance hall with practical storage and leads to a modern cloakroom, generously sized lounge, and a light dining area with rear access. The kitchen is well equipped with matching units, tiled splashback and integrated cooking appliances.

To the first floor, the landing benefits from an airing cupboard and loft access, along with three well-proportioned bedrooms, including a spacious main bedroom with fitted wardrobes. The bathroom offers a clean, functional suite with shower over bath and vinyl flooring.

Externally, the property features a lawned front garden with brick-boundary wall and outhouse, while the rear enjoys a private enclosed garden with patio, lawn, shed, and the benefit of off-road parking for up to two vehicles.

Situated in a popular residential area with good access to local amenities, this home represents an excellent opportunity to step onto the property ladder or expand an investment portfolio.

Entrance Hall

Entered via a UPVC front door, the spacious hallway features a modern vinyl floor, wall-mounted radiator, and two useful understairs storage cupboards.

Cloakroom / Wc

Finished with a tiled floor and splashback, this room includes a ceramic toilet and wash hand basin, a double-glazed opaque window to the front, and a wall-mounted radiator.

Lounge

A bright and comfortable living space offering a laminate floor, double-glazed window overlooking the rear garden, and a wall-mounted radiator.

Dining Room

Featuring a laminate floor, rear double-glazed window, and wall-mounted radiator. An adjoining hallway with laminate flooring provides access to the rear elevation via a UPVC door.

Kitchen

Fitted with a laminate floor and double-glazed window to the front, the kitchen offers matching wall and base units, inset stainless steel sink and drainer, tiled splashback, wall-mounted radiator, boiler, and integral electric oven with gas hob and cooker hood.

First Floor Landing

Carpeted throughout with a double-glazed window to the front, airing cupboard, loft access, and wall-mounted radiator.

Bedroom One

A generous main bedroom with carpeted floor, two double-glazed windows to the rear, wall-mounted radiator, and fitted wardrobes.

Bedroom Two

Includes a carpeted floor, double-glazed rear window, wall-mounted radiator, and built-in storage/wardrobe.

Bedroom Three

A well-proportioned room featuring carpeted flooring, a double-glazed window to the front, and wall-mounted radiator.

Bathroom

Fitted with vinyl flooring and offering a bath with shower over, ceramic toilet and wash hand basin, tiled splashback, and a double-glazed opaque window to the rear.

Externals

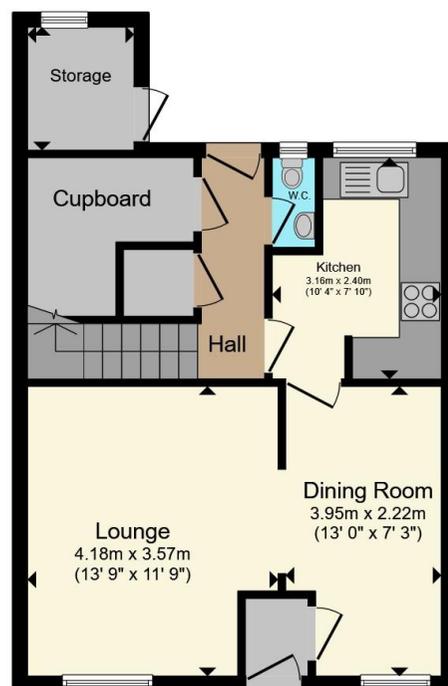
The front elevation, enclosed by a brick wall boundary with a small gate, an outhouse, lawned area and concrete pathway.

The rear elevation offers off-road parking for up to two vehicles, gated access, slabbed patio, lawned garden, and shed.

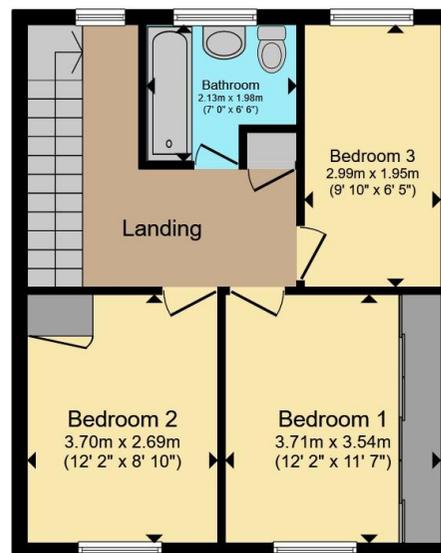








Ground Floor



First Floor

Total floor area 90.9 m² (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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